

4 Coldhome Street, Banff

ENTRY

Entry via pend on Coldhome Street into garden of property. Exterior door leads into hallway. Hallway provides access to Lounge, Bedroom 1 and Shower Room. Stairs to First Floor. Storage cupboard.

LOUNGE 12.40ft x 14.50ft (3.78m x 4.42m)

Window to front and door leading to Dining Kitchen.

DINING KITCHEN 25.66ft (narrowest) x 10.47ft (widest) 7.82m x 3.19m

Window and sliding doors to side, ample base and wall units, sink and drainer with mixer tap, integrated oven and hob with overhead extractor fan, space for small white goods, ample dining space, 2 shelved alcoves.

BEDROOM 1 8.07ft x 10.17ft (2.46m x 3.10m)

Window to front, double built-in wardrobes with mirrored sliding doors.

SHOWER ROOM 4.30ft x 6.86ft (1.31m x 2.09m) (excluding shower)

3 piece suite comprising W.C. and wash-hand basin built into unit with base and wall cupboards, shower. Heated towel rail.

FIRST FLOOR

Carpeted staircase to First Floor landing, window to front, doors to Bedrooms 2 & 3, Shower Room and Storage Room. Stairs to Second Floor.

BEDROOM 2 6.14ft x 14.76ft (1.87m x 4.50m)

Window to front, built-in wardrobes, shelves and drawers.

BEDROOM 3 5.25ft x 12.34ft (1.60m x 3.76m)

Window to front with partial sea view, built-in drawers (matching desk to remain).

SHOWER ROOM 7.55ft (widest) x 6.20ft (widest) (2.30m x 1.89m)

Frosted window to rear, 3 piece suite comprising W.C. (to be replaced with regular W.C.), wash-hand basin built into storage unit, shower. Heated towel rail.

STORAGE ROOM 12.47ft x 7.09ft (3.80m x 2.16m)

Built-in base and wall units, hallway leading to Study and Bedroom 4.

STUDY 9.84ft (widest) x 7.87ft (3m x 2.40m)

Window to side, cupboard housing water tank, wall units.

BEDROOM 4 11.29ft x 11.35ft (3.44m x 3.46m)

Window to side, built-in wardrobes, built-in shower cubicle.

SECOND FLOOR

Carpeted staircase to Second Floor landing, skylight window, doors to Bedrooms 5 and 6.

BEDROOM 5 10.60ft x 12.73ft (3.23m x 3.88m)

Skylight window with sea view, built-in wardrobes and drawers.

BEDROOM 6 10.30ft x 10.50ft (3.14m x 3.20m)

Skylight window with sea view.

OUTSIDE

Large rear garden with patio and lawn areas. 4 sheds (1 currently used as a workshop with light and power), greenhouse and kids playhouse. Granny flat providing independent accommodation.

GRANNY FLAT

1 bedroom independent accommodation with Kitchen/Bedroom, Shower Room and Lounge.

LOUNGE 8.01ft x 11.98ft (2.44m x 3.65m)

Exterior door, windows on 2 sides, wall units.

KITCHEN/BEDROOM 11.68ft x 11.12ft (3.56m x 3.39m)

Window to side, base and wall units, sink and drainer, space for small fridge, storage cupboard.

SHOWER ROOM 5.35ft x 4.95ft (1.63m x 1.50m)

3 piece suite comprising W.C., wash-hand basin and shower. Heated towel rail.