



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

25 Knock Avenue

WHITEHILLS, BANFF, ABERDEENSHIRE, AB45 2NZ

Situated in the upper part of the village of Whitehills, in a popular residential area of this picturesque coastal village, minutes from the well known Whitehills Marina and a short walk or evening stroll to the village centre and the fantastic rugged coastline that the Moray Firth is renowned for.

All the normal facilities one would expect can be found locally. There is primary schooling, with secondary schooling facilities available in the nearby town of Banff, a variety of local shops can be found within the town centre, NHS health centre, post office, supermarkets, banking facilities, restaurants, cafés, and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival.



We are delighted to offer to the market this three bedroom mid-terraced villa. This property offers generous dimensions throughout and is filled with a tremendous amount of natural light.

On the ground floor, there is a spacious hallway, the lounge is a great size with a large window, neutral in decor with laminate flooring. Into the kitchen, there are wooden wall and floor mounted units with an electric oven, hob and extractor fan. There is also space in the kitchen for a small dining table or breakfast bar. A large window offers uninterrupted views of the surroundings. The ground floor further benefits from storage and a WC.

Upstairs there are three bedrooms all of which are neutrally decorated with a range of storage solutions. All off these rooms are well proportioned and would house a range of furniture configurations. The bathroom is fully tiled with a white 3 piece suite and shower over the bath.

Externally this home has front and rear gardens which are low maintenance and paved, with a shed in the rear. There is plenty of off-street parking to the front of the property.

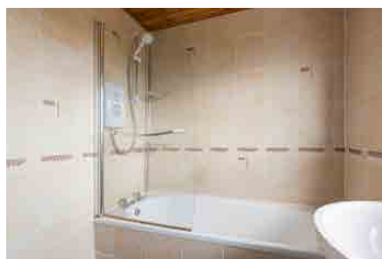
All in all, this is a great home in a fantastic location which is a blank canvas for the new owners.



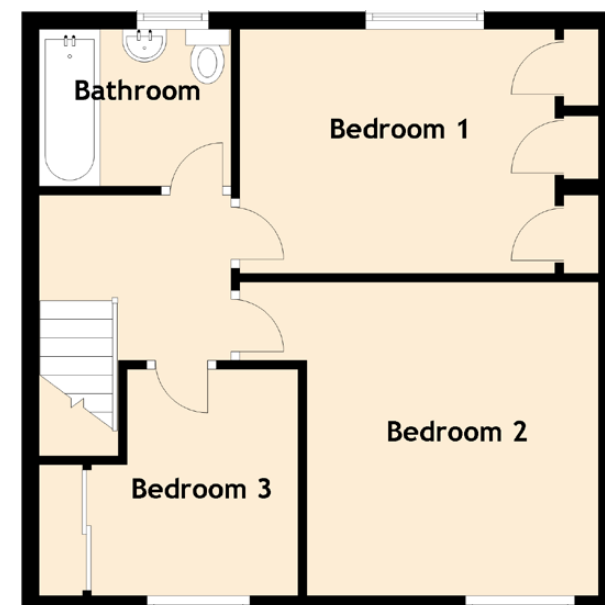
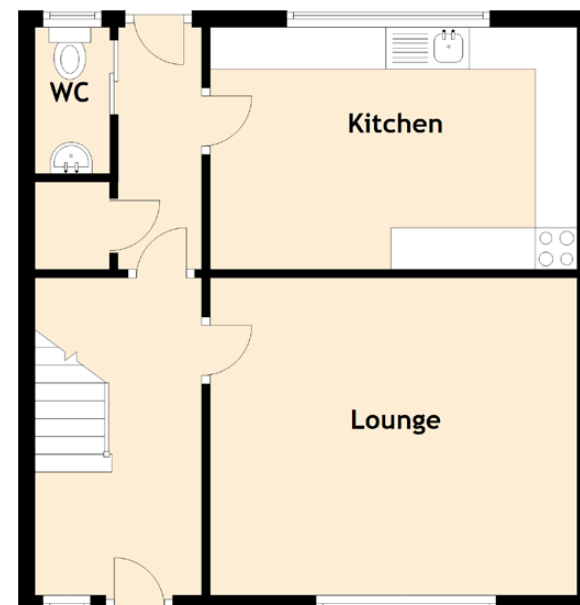
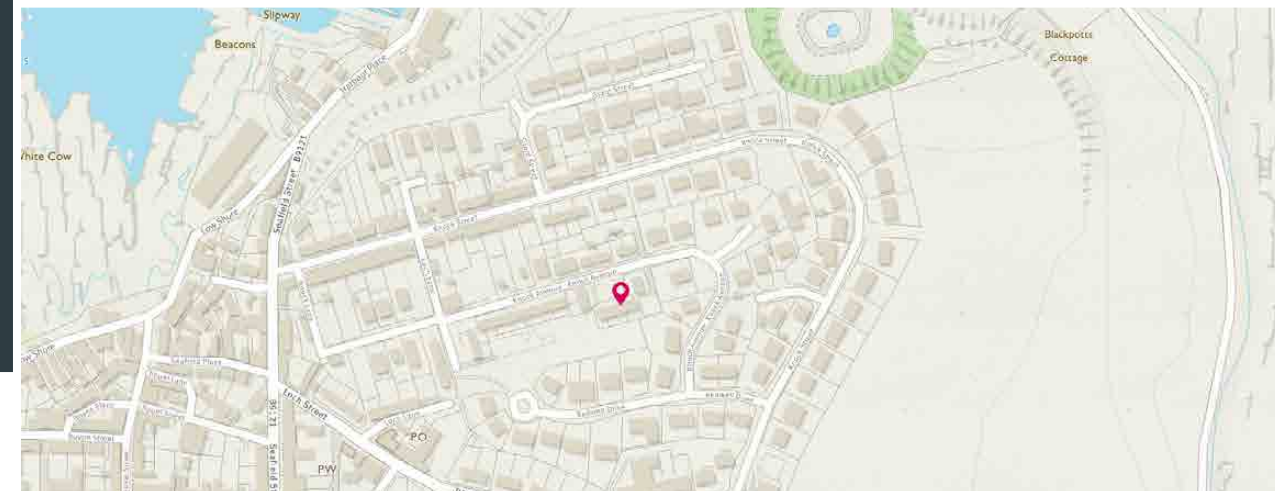
25 KNOCK AVENUE

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THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.80m (12'6")
Kitchen	4.40m (14'5") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 3.59m (11'9")
Bedroom 3	2.97m (9'9") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.80m (5'11")
WC	1.75m (5'9") x 0.90m (2'11")

Gross internal floor area (m²): 90m²
EPC Rating: D



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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
ALAN DONALDSON
Surveyor

Professional photography
SCOTT MARSHALL
Photographer

Layout graphics and design
ALAN SUTHERLAND
Designer