



grant**smith**
LAW PRACTICE

129 Duff Street, Macduff, AB44 1PS
£85,000 offers over

Property summary

We are delighted to offer for sale this 2 bedroom mid-terraced dwellinghouse located in a popular residential area of Macduff. The property comprises ground floor; lounge and dining kitchen, first floor; shower room and 2 bedrooms, front and rear gardens.

This property would make an ideal first time buy or small family home benefiting from ample storage space, front and rear gardens.

Macduff is a pleasant coastal town situated on the Moray Firth near the mouth of the River Deveron. It has a range of local shops, Library facilities and offers excellent educational and recreational facilities including golf courses at both Macduff and Banff which is only a little over a mile away. There is also a Harbour and Marine Aquarium. Aberdeen is approximately 45 miles distant.

Viewing is recommended to appreciate this property.

Council Tax Band: A EPC Band: C

Full details

Entry

Entry is gained through the front exterior door leading to the hall. The hall which is decorated with laminate flooring and wallpaper, provides access to the stairs, lounge and dining kitchen. A built in cupboard gives ample storage and the electrics can be found under the stairs.

Lounge (3.68m x 4.09m) (12.07ft x 13.41ft) approx.

Accessed from the hall via a glazed door, the lounge is decorated with laminate flooring and wallpaper. A front facing window provides the room with natural light and has partial sea views. Wall mounted gas heater which has since been decommissioned.

Type: Terraced House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Ideal First Time Buy:

Front and Rear Gardens:

Dining Kitchen (1.97m x 5.02m) (6.46ft x 16.46ft) approx.

The dining kitchen is decorated with vinyl flooring and light painted walls and features ample wooden base units, sink with mixer tap and drainer, oven, electric hob with overhead fan and space for white goods. The boiler can be found in the kitchen. There are 2 rear facing windows and a rear exterior door leading to the rear garden.

First Floor

The stairs lead on to the carpeted landing, which then gives access to both bedrooms 1 & 2 and the shower room. A ceiling hatch gives access to the loft space.

Bedroom 1 (2.82m x 4.20m) (9.25ft x 13.77ft) approx.

A front facing window provides sea views to the bedroom decorated with carpet and wallpaper. There are 2 built in cupboards providing ample storage.

Bedroom 2 (3.60m x 2.72m) (11.81ft x 8.92ft) approx.

A rear facing window overlooks the garden and provides the room with natural light. Decorated with carpet and wallpaper, the bedroom benefits from 2 built in wardrobes for additional storage.

Shower Room (1.69m x 1.98m) (5.54ft x 6.49ft) approx.

Decorated with vinyl flooring and wallpaper, the shower room consists of a 3 piece suite including a W/C, basin sink with mixer tap and unit and a walk in shower. A rear facing opaque window provides the room with natural light.

Outside

The front garden is mainly paved with planting areas, access to the rear garden can be achieved via a shared pend. The rear garden is a mixture of stone chipped areas and laid to lawn with paved pathways.

Type: Terraced House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Ideal First Time Buy:

Front and Rear Gardens:







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans, illustrations and floor areas, no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their present or future efficiency can be given.
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Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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