



17 Gaveny Place, Macduff, AB44 1PW  
£95,000 offers over

## Property summary

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

This property would make an ideal first time buy or small family home. There is pedestrian access to the front of the property and vehicular access to the rear of the property from Gaveny Place.

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 via partially glazed exterior door leading into entry hall fitted with laminate flooring. The hallway gives access to the staircase, lounge, dining kitchen and under stair W/C. The glazed doors to the lounge and dining kitchen allow natural light into the hallway making it a bright open space.

### Lounge (3.57m x 4.18m) (11.71ft x 13.71ft) approx.

Entered through a opaque glazed doorway, this bright room has ample space for furniture and features an electric fire with wood and marble effect mantel surround. A larger front facing window provides plenty natural light, overlooking the front garden.

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**Type:** Terraced House

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 2

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**Reception Rooms:** 1

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**Parking:** Communal Parking, On Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** A

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**2 Bedrooms:**

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**W/C on ground floor:**

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**Front & Rear Gardens:**

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**W/C** (0.80m x 1.30m) (2.62ft x 4.26ft) approx.

Fitted in the under stair cupboard, comprising of a white W/C and corner basin sink.

**Dining Kitchen** (2.58m x 5.04m) (8.46ft x 16.53ft) approx.

Entered through a glazed doorway, the dining kitchen provides ample storage with wood effect base and wall kitchen units and large pantry cupboard and is fitted with a skate effect vinyl flooring. The appliances include an integrated electric hob and oven with overhead extractor fan, a white sink with mixer tap and attached drainer and a free standing fridge freezer. The rear facing window provides natural light to the room and is overlooking the rear garden. There is space for a dining table with a small cupboard housing the electrics. Access to the rear exterior opaque glazed door leading to the rear garden.

### **First Floor**

The carpeted staircase leads on to the first floor landing. The landing has access to both bedroom 1 and 2 and the shower room. Storage is provided by a shelved airing cupboard, Ceiling hatch leading to the attic area of the property.

### **Shower Room**

The room is fitted with wet wall paneling and vinyl flooring and has a rear facing opaque window. Consisting of a white hand basin with mixer tap and attached unit, W/C and accessible walk -in enclosed shower.

**Bedroom 1** (3.20m x 4.67m) (10.49ft x 15.32ft) approx.

A front facing window providing ample natural light and fitted with carpet, bedroom 1 has generous space for furniture and a built in wardrobe with sliding doors gives plentiful storage. A second door gives access to a large storage cupboard housing the boiler.

**Bedroom 2** (2.91m x 3.54m) (8.56ft x 11.61ft) approx.

A rear facing window providing ample natural light and fitted with carpet, bedroom 2 has generous space for furniture. The built in wardrobes with sliding doors provides substantial storage.

### **Front Garden**

A small well maintained front garden accessed through a small metal gate. The paved pathway leads to the front door with stone chip areas either side with space for free standing planters.

### **Rear Garden**

The rear garden is functional and practical with low maintenance stone paving and stone chip areas, fully enclosed with wooden fencing and stone walls. A large wooden shed provides generous storage.

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**2 Bedrooms:**

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**W/C on ground floor:**

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**Front & Rear Gardens:**

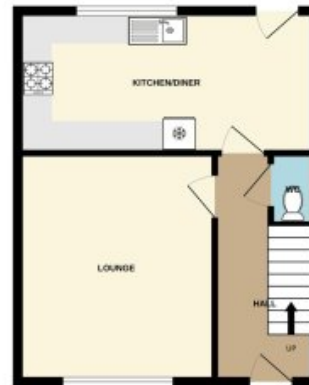
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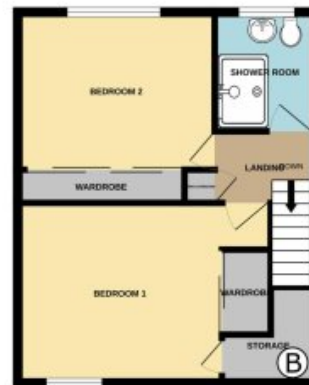




GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 operability or efficiency can be given.  
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