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LAW PRACTICE

2 Ross Street, Macduff, AB44 1NS

£140,000 offers over

Property summary

We are delighted to offer for sale this 3 bedroom semi-detached dwellinghouse located in a popular residential area of Macduff. The property comprises ground floor: lounge, dining kitchen, conservatory/sunroom and shower room and on the first floor: 3 bedrooms and upstairs W/C, driveway with detached single garage, large rear garden mainly laid with concrete and slab with shed

This property would make an ideal first time buy or family home benefiting from off street parking and a good sized garden.

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: D

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Parking: Driveway, Off Road Parking, Single Garage

Outside Space: Rear Garden

Council Tax Band: A

Detached Single Garage:

3 Bedrooms:

Large Driveway:

Full details

Entry (2.09m x 1.85m) (6.85ft x 6.06ft) approx.

Entry is gained via a front exterior door leading into the entrance hall, the entrance hall has a small cupboard which houses the electrics. Through a partially glazed interior door, the entrance hall gives access to the hallway. The hallway has a side window that overlooks the side path and gives access to lounge, dining kitchen, conservatory and downstairs bathroom. There is also a large storage cupboard.

Lounge – (4.34m x 4.13m) (14.23ft x 13.54ft) approx.

The lounge has a front facing window that overlooks the driveway and Ross Street. There is a traditional wood burning stove making it the focal point of the room. There are also two alcoves on either side of the wood burning stove, one being a storage cupboard . Access to the kitchen can be gained through a partially glazed door.

Dining Kitchen – (3.61m x 2.61m) (11.84ft x 8.56ft) approx.

A rear window that overlooks the conservatory/sunroom provides natural light. The kitchen features ample base and wall units, there is an alcove in the wall, perfect size for a fridge freezer and a large cupboard/pantry with shelving. Gas hob with overhead extractor fan, integrated oven and a sink and a half with drainer and mixer tap. Internal partially glazed door leads out to conservatory/sunroom.

Boiler located in a cupboard in the kitchen.

Conservatory/Sunroom – (4.58m x 2.71m) (15.02ft x 8.89ft) approx.

The rear and side walls are all windows that overlook the rear garden providing lots of natural light, there is a front window that overlooks the kitchen. A fireplace in the middle of the side wall is the focal point of this room. External partially glazed door leads out to rear garden.

Shower room – (2.05m x 1.91m) (6.72ft x 6.26ft) approx.

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

First Floor – The stairs lead to a carpeted landing. A side facing window provides natural light. The stairs are sectioned, on the first landing, half way up the stairs, there is the W/C, as you continue up the stairs, the second landing provides access to all 3 bedrooms.

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W/C – (1.04m x 0.88m) (3.41ft x 2.88ft) approx.

The W/C consists of basin sink with two taps and toilet.

Bedroom 3 – (3.47m x 3.19m) (11.38ft x 10.46ft) approx.

A side window provides natural light and overlooks the side path and part of the rear garden. Large wardrobe space with shelving and rails provides storage.

Bedroom 1 – (4.33m x 3.04m) (14.20ft x 9.97ft) approx.

A front facing window overlooks the driveway and Ross Street. Built in wardrobe with shelving and rails provides additional storage.

Bedroom 2 – (4.33m x 3.04m) (14.20ft x 9.97ft) approx.

A rear facing window overlooks the rear garden and provides natural light. Built in wardrobe with shelving and rails provides additional storage.

Outside – The driveway and side path is mainly laid with concrete with flower beds along the boundary wall. The driveway has a large roller gate for access.

The single detached garage has a rear window and front windows providing natural light there is a side door accessed via the side path. Next to the garage, there is a side gate that provides access to the side path and round to the rear garden.

The rear garden is mainly laid in concrete and slabs with parts of it being flower beds. As you come out of the rear external door from the conservatory/sunroom, you are met with the side path which leads you round to the rear garden. There is a large concrete area with a step up to a slabbed area, perfect for alfresco dining. At the back of the garden there are steps that take you down to an area that is mixed with slabs and earth, next to this is the garden shed which our

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sellers have confirmed is included in the sale.

Gas meter box can be found at the front of the property.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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