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LAW PRACTICE

21 Paterson Street, Macduff, AB44 1TP
£85,000 under offer

Property summary

HOME REPORT VALUATION £95,000

We are delighted to offer for sale this 2/3 bedroom semi-detached cottage, located in a popular residential area of Macduff. The property comprises ground floor; lounge, kitchen, dining room/bedroom and bathroom, first floor; 2 bedrooms, storage cupboard, enclosed rear garden with sea views.

This property would make an ideal first time buy or buy-to-let benefiting from a low-maintenance garden and ample storage space throughout. The property boasts sea views from the first floor and 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 – B

EPC BAND - D

Type: Cottage, Semi-Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Outside Space: Rear Garden

Council Tax Band: B

Sea Views from Top Floor and Rear Garden:

:

Full details

Entry

Entry is gained via the front exterior door leading into the hallway which gives access to the staircase, lounge, dining room, kitchen, bathroom and a good-sized built-in cupboard with hooks and shelf under the stairs.

Lounge – (4.39m x 3.26m) (14.40ft x 10.69ft) approx.

The lounge has a large front window that provides natural light. There is a small woodburning stove with two alcoves on either side and a side window that overlooks the side path.

Dining room – (4.44m x 3.04m) (14.56ft x 9.97ft) approx.

Accessed via double French doors, the dining room has a front facing window that provides natural light. There is built-in alcoves with shelving and a cupboard that houses the electrics.

Kitchen - (2.78m x 3.34m) (9.12ft x 10.96ft) approx.

The kitchen has ample base and walls units with shelving throughout, under counter space for whitegoods and a sink with mixer tap and drainer. The rear facing window overlooks the rear garden.

Bathroom – (2.52m x 1.67m) (8.26ft x 5.48ft) approx.

The bathroom has a 3 piece suite consisting of a W/C, rectangular sink with mixer tap and bath with mixer tap and waterfall overhead shower. Rear opaque window provides natural light with shelved alcove below.

First Floor – The landing gives access to the bedrooms 2 and 3 and has a large storage cupboard with shelving.

Bedroom 2 – (3.83m x 3.07m) (12.56ft x 10.07ft) approx.

Type: Cottage, Semi-Detached House

Availability: Under Offer

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Reception Rooms: 2

Outside Space: Rear Garden

Council Tax Band: B

Sea Views from Top Floor and Rear Garden:

:

A rear facing window overlooks the garden whilst the sky light offers attractive sea views, both provides natural light. There is a built in double sliding wardrobe with shelving and rail.

Bedroom 3 – (3.83m x 3.06m) (12.56ft x 10.04ft) approx.

A rear facing window overlooks the garden whilst the sky light offers attractive sea views, both provides natural light.

Outside – The rear garden can be accessed via the rear door or the side gate at the front of the house. From the rear door, it takes you to a small patioed area with fencing. The garden is mainly slabbed with artificial grass also. There is a small garden shed and bench. From the side gate there is a small stone chipped section, then steps up to the rear garden.

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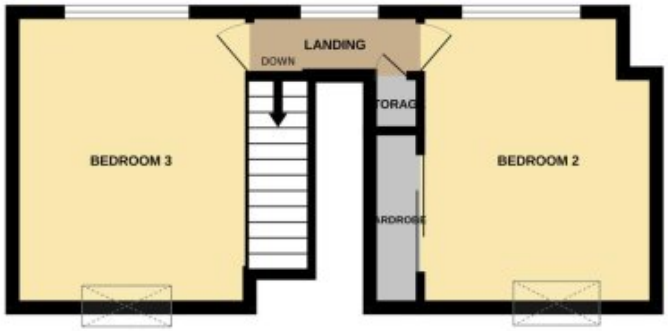




GROUND FLOOR



1ST FLOOR



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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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.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

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- Plain speaking
- Experts who listen
- Full legal service

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