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LAW PRACTICE

25A High Street, Macduff, AB55 1LT
£85,000 offers over

Property summary

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

This property would make an ideal first time buy or small family home benefiting from a good sized garden and ample storage space throughout. The property is in good order throughout and boasts sea views and views of the Knowes memorial. White goods and furniture can be available by negotiation.

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

Full details

Entry

Entry is gained via the front exterior door leading into the hallway which gives access to the staircase, lounge, kitchen and 2 built in storage cupboards, one of which houses the electrics.

Lounge (3.20m x 4.08m) (10.49ft x 13.38ft) approx.

A front facing window overlooks the front garden and has sea views. A built in wooden unit provides display and storage space. The wall mounted gas heater is disconnected from the mains.

Type: End Of Terrace House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

2 Bedrooms:

Front and Rear Gardens:

Sea Views:

Dining Kitchen (1.90m x 5.03m) (6.23ft x 16.50ft) approx.

The kitchen has ample base and walls units and features an integrated electric oven with hob, a sink with mixer tap and drainer. There is under counter space for white goods. There are two rear facing windows both overlooking the rear garden and a partially glazed exterior door.

First Floor

The landing gives access to the shower room and both bedrooms 1 & 2. A ceiling hatch with ramsey ladder provides access to the loft space.

Shower Room (1.97m x 1.68m) (6.46ft x 5.51ft) approx.

The shower room has a 3 piece suite consisting of a W/C and basin sink with a built in unit and an enclosed shower unit. A rear facing opaque window provides natural light.

Bedroom 2 (2.76m x 3.58m) (9.05ft x 11.74ft) approx.

A rear facing window overlooks the rear garden and has a view of the Knowes memorial. There are two built in wardrobes, one of which houses the hot water tank.

Bedroom 1 (2.74m x 4.66m) (8.98ft x 15.28ft) approx.

A front facing window overlooks the front garden and over Macduff to the sea. There are two built in wardrobes with ample shelving for additional storage.

Outside

The front garden has a paved pathway leading to the front door and round the side to the rear garden. Mainly laid to lawn with surrounding plant bedding with well established plants and shrubbery. The lawn continues round the side of the property to the rear garden where there are more plant bedding areas. A wooden shed provides additional storage. A small paved patio area leads to the rear exterior door.

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Outside Space: Front Garden, Rear Garden

Council Tax Band: A

2 Bedrooms:

Front and Rear Gardens:

Sea Views:









GROUND FLOOR



1ST FLOOR



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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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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