




grantsmith
LAW PRACTICE

32 Low Shore, Macduff, AB44 1RE
£75,000 under offer

Property summary

We are delighted to offer for sale this 2 bedroom detached house located in a popular residential area of Macduff. The property comprises lounge, large under stair storage, kitchen, 2 bedrooms, bathroom and small front garden area.

This property would make a brilliant home for a first time buyer or small family. Located at a short distance from the harbour and local shops and cafes.

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

Full details

Entry

Entry via partially glazed front exterior door leading to hallway. Access to lounge, kitchen, under stair storage and staircase.

Lounge (4.83m x 5.22m) (15.84ft x 17.12ft) approx.

Front and side facing windows. Built in shelving under side window. Alcove with cupboard housing electrics.

Under stair storage (3.70m x 1.34m) (12.13ft x 4.39ft) approx.

Good sized storage room.

Type: Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden

Council Tax Band: B

2 Bedrooms:

Perfect First Time Buy:

Kitchen (2.80m x 4.23m) (9.18ft x 13.87ft) approx.

Front facing window. Ample base and wall units. Integrated oven and microwave. Sink and a half with drainer and mixer tap. White goods included. Shelved alcove.

First Floor

Front facing ceiling window. Built in cupboard. Access to bathroom and bedrooms 1 and 2.

Bedroom 1 (3.34m x 4.73m) (10.95ft x 15.51ft) at widest point approx.

Front facing windows. Built in wardrobes.

Bathroom (1.72m x 3.12m) (5.64ft x 10.23ft) approx.

Rear facing opaque window. 3 piece suite with W/C, basin sink and bath.

Bedroom 2 (3.51m x 4.73m) (11.51ft x 15.51ft) at widest point approx.

Front and side facing windows. Built in cupboard housing boiler. Small built in cupboard with under eave storage.

Front garden

Paved enclosed area at front of property. Paved access to side and rear.

Type: Detached House

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden

Council Tax Band: B

2 Bedrooms:

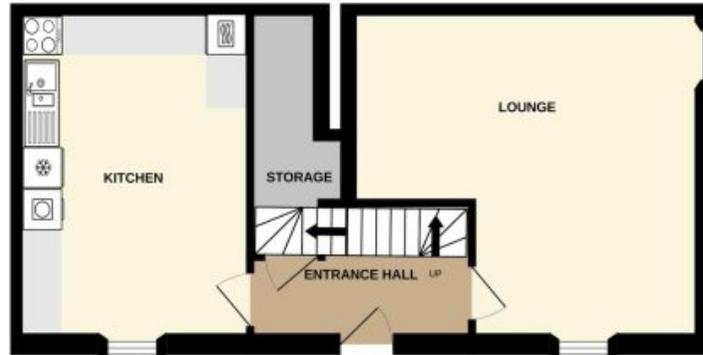
Perfect First Time Buy:



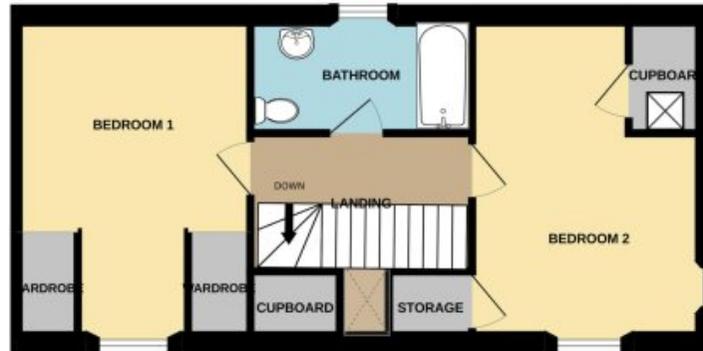




GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.
While 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.

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