



grantsmith  
LAW PRACTICE

32 Low Shore, Macduff, AB44 1RE  
£75,000 in the region of

## 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.

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Front Garden

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**Council Tax Band:** B

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**2 Bedrooms:**

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**Perfect First Time Buy:**

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**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.

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**Parking:** On Road Parking

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**Outside Space:** Front Garden

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**Council Tax Band:** B

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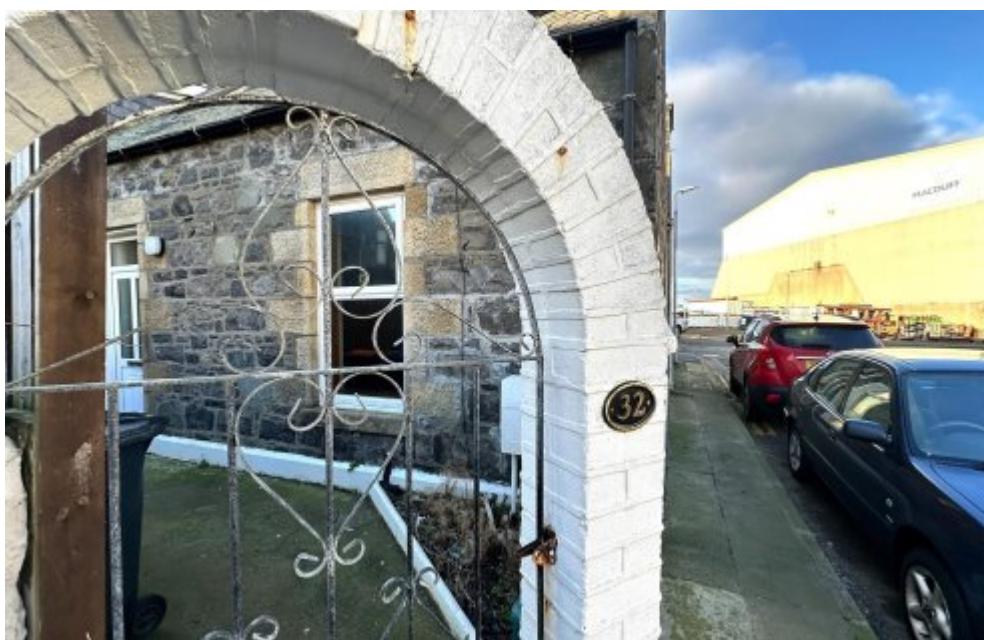
**2 Bedrooms:**

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**Perfect First Time Buy:**



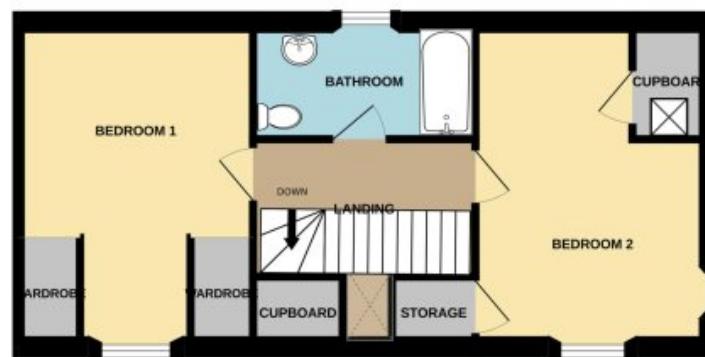




GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the above information, no guarantee is given to its completeness or accuracy. The services, fixtures and fittings, and any other items are not included in the measurement of doors, windows, rooms and any other areas are not included and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used in conjunction with the sales brochure. The services, systems and appliances shown have not been tested and no guarantee as to their performance 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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Trusted since 1993

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Property specialists

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Local to you

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Plain speaking

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Experts who listen

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Full legal service

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

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