



  
**grantsmith**  
LAW PRACTICE

35 Barnhill Road, Macduff, AB44 1PP  
£100,000 sold

## Property summary

We are delighted to offer for sale this 2 bedroom semi-detached 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, driveway, front and rear gardens.

This property would make an ideal first time buy or small 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

## Full details

### Entry

Entry is gained via a side partially glazed exterior door leading to the hallway. The hallway gives access to lounge, dining kitchen and stairs with a small cupboard housing electrics. Decorated with vinyl flooring and wallpaper.

**Lounge** (3.84m x 4.28m) (12.59ft x 14.04ft) approx.

The lounge has a front facing window with views spanning over Macduff and further countryside. Decorated with carpet and wallpaper, the room features a gas fireplace and shelved alcove. A serving hatch gives partial access into the kitchen.

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**Type:** Semi-Detached House

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**Availability:** Sold

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Driveway

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** A

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**Views spanning over Macduff and further countryside:**

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**Front and Rear Gardens:**

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**Off-Street Parking:**

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**Dining Kitchen** (1.22m x 5.61m) (4.00ft x 18.40ft) approx.

A front and side window provides natural light alongside the large patio doors providing access to the rear garden. The kitchen features ample base and wall units, space for white goods, gas hob with overhead extractor fan, integrated oven and a sink and a half with drainer and mixer tap. Decorated with tile wall and vinyl flooring. The dining room half of the room is decorated with light painted walls and carpet. A cupboard houses the boiler.

**First Floor**

The stairs lead to a carpeted landing decorated with wallpaper. A side facing window provides natural light. Access to both bedrooms 1 & 2 and shower room.

**Bedroom 1** (3.15m x 5.06m) (10.33ft x 16.60ft) approx.

A front facing window provides natural light and views spanning over Macduff and further countryside. Decorated with carpet and wallpaper. A shelved cupboard provides additional storage.

**Bedroom 2** (2.34m x 3.61m) (7.67ft x 11.84ft) approx.

A rear facing window overlooks the garden. Decorated with laminate and painted walls. Built in wardrobes provide additional storage.

**Shower Room** (2.64m x 3.11m) (8.66ft x 10.20ft) 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. Decorated with vinyl flooring and painted walls with panels.

**Outside**

The front garden is mainly laid to lawn with a bordering stone chip path, the gas meter is located in this garden. The rear garden can be accessed at the top of the paved driveway and is a mixture of laid to lawn, stone chip and paved pathways and patios. A wooden shed provides additional storage. The rear garden has mature trees and plants throughout.

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GROUND FLOOR



1ST FLOOR



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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Plain speaking

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Experts who listen

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## Get in touch

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

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