



grantsmith  
LAW PRACTICE

42 Low Shore, Macduff, AB45 1RE  
£65,000 under offer

## Property summary

\*\*\*£30,000 UNDER HOME REPORT VALUATION\*\*\*

We are delighted to offer for sale this 2/3 bedroom attached one and half storey cottage located in a popular residential area of Macduff. The property comprises ground floor; lounge, dining room/bedroom 3, kitchen, shower room, first floor; bedrooms 1 & 2 and a small rear garden.

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 is gained via front exterior door leading in to the hallway. The hallway gives access to the dining room/bedroom 3, staircase, lounge, kitchen, rear exterior door, shower room and large built in cupboard housing boiler. Decorated with wood effect laminate flooring and painted walls.

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**Type:** Terraced House

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**Availability:** Under Offer

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 2

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**Parking:** On Road Parking

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**Council Tax Band:** B

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**2/3 Bedrooms:**

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**Compact Rear Patio:**

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**Located short distance from the Harbour:**

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**Dining Room/Bedroom 3** (3.71m x 3.75m) (12.17ft x 12.30ft) approx.

The room is decorated with carpet and painted walls. A front facing window provides natural light with the gas meter being housed in a cupboard underneath. A built in cupboard provides additional storage alongside a shelved alcove with a built in cupboard.

**Lounge** (3.32m x 4.31m) (10.89ft x 14.14ft) approx.

A front facing window provides natural light to the lounge decorated with carpet and painted walls. An electric fireplace is a focal point of the room.

**Kitchen** (2.56m x 2.94m) (8.39ft x 9.64ft) approx.

The kitchen is fitted with ample base and wall units and features a sink with drainer and a gas hob and oven. There is a rear facing window and a rear facing Velux window providing natural light. Decorated with wood effect vinyl flooring and bright painted walls.

**Shower Room** (2.18m x 2.29m) (7.15ft x 7.51ft) approx.

Fitted with a 3 piece suite consisting of W/C, basin sink and an enclosed shower unit. A rear facing opaque window provides light to the room decorated with vinyl flooring and painted walls.

**First Floor**

The carpeted staircase leads on to the landing which gives access to both bedrooms 1 & 2. A rear facing ceiling window provides natural light.

**Bedroom 1** (3.31m x 4.22m) (10.85ft x 13.84ft) approx.

A front facing window provides natural light to the room decorated with carpet and wallpaper. A built in wardrobe provides ample storage alongside built in shelves.

**Bedroom 2** (3.20m x 4.11m) (10.49ft x 13.48ft) approx.

A front facing window provides natural light to the room decorated with carpet and wallpaper. A built in wardrobe and cupboard provides ample storage. Access to eave storage.

**Outside**

A small paved area can be accessed by the rear exterior door. There is a lot of well established plants in the raised bedding areas.

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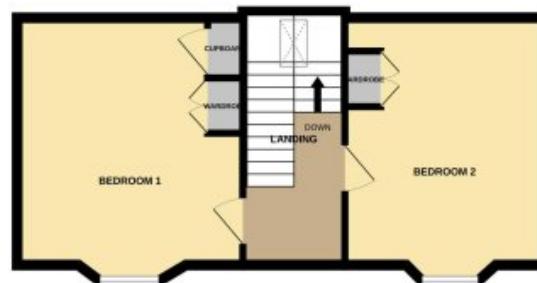




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 working or efficiency can be given.  
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## Why choose Grant Smith Law Practice

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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