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LAW PRACTICE

5 Braeheads, Macduff, AB44 1SG
£110,000 under offer

Property summary

We are delighted to offer for sale this 3 bedroom end terraced dwellinghouse located in a popular residential area of Macduff. The property comprises ground floor; lounge, dining kitchen, bedroom 3 and shower room, first floor; 2 bedrooms, landing and W/C, enclosed rear garden.

This property would make an ideal first time buy or buy-to-let benefiting from a low-maintenance garden and ample storage space throughout. The property is modernly decorated and boasts sea views from south and rear facing windows. The property is being sold fully furnished.

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 the partially glazed front exterior door leading into the hallway which gives access to the staircase, lounge, shower room and a small built-in cupboard under the stairs.

LOUNGE (4.55m x 3.02m) (14.92ft x 9.91ft) approx.
A front facing window provides natural light to the lounge. A built-in cupboard under the window houses the gas meter and provides extra storage. Access to hall, bedroom 3 and dining kitchen. The lounge benefits from a wall mounted, built in fireplace.

DINING KITCHEN (4.95m x 2.97m) (16.24ft x 8.76ft) approx.
The dining kitchen has ample base and walls units and features an integrated electric oven with gas hob and overhead extractor fan, a sink and a half with mixer tap and drainer. Integrated dishwasher, oven and fridge-freezer. There is under counter space for white goods. The rear and south facing windows provide plenty of sea views and both over look the rear garden. A partially glazed exterior door provides access to the rear garden.

Type: End Of Terrace House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: B

Modernly Decorated:

Sea Views:

Sold Fully Furnished:

Ideal First Time Buy:

BEDROOM 3 (5.95m x 2.50m) (19.52ft x 8.20ft) approx.
A rear facing window overlooks the garden and sea views. There is a built in wardrobe with shelving and a built in storage cupboard housing the electrics.

SHOWER ROOM (1.91m x 2.96m) (6.27ft x 9.71ft) approx.
The shower room has a 3 piece suite consisting of a W/C, basin sink with a mixer tap with a built in unit and a corner enclosed shower unit. There is 2 built in cupboards providing ample storage space. A front facing opaque window provides natural light

FIRST FLOOR
The landing gives access to the upstairs W/C and both bedrooms 1 & 2. A skylight window provides lots of natural light to both the staircase and the landing.

BEDROOM 2 (3.56m x 2.93m) (11.68ft x 9.61ft) approx.
A rear facing window overlooks the garden and offers attractive sea views. Two built in wardrobes with shelving provide ample storage.

BEDROOM 1 (4.44m x 4.56m) (14.57ft x 14.97ft) approx.
A rear facing window overlooks the garden and over Macduff to the sea. There is a large built in wardrobe.

OUTSIDE
As you come out of the rear door, steps lead you to the fully laid in concrete rear garden with a high wall and gate to the side. A concrete shed lies at the side of the garden.

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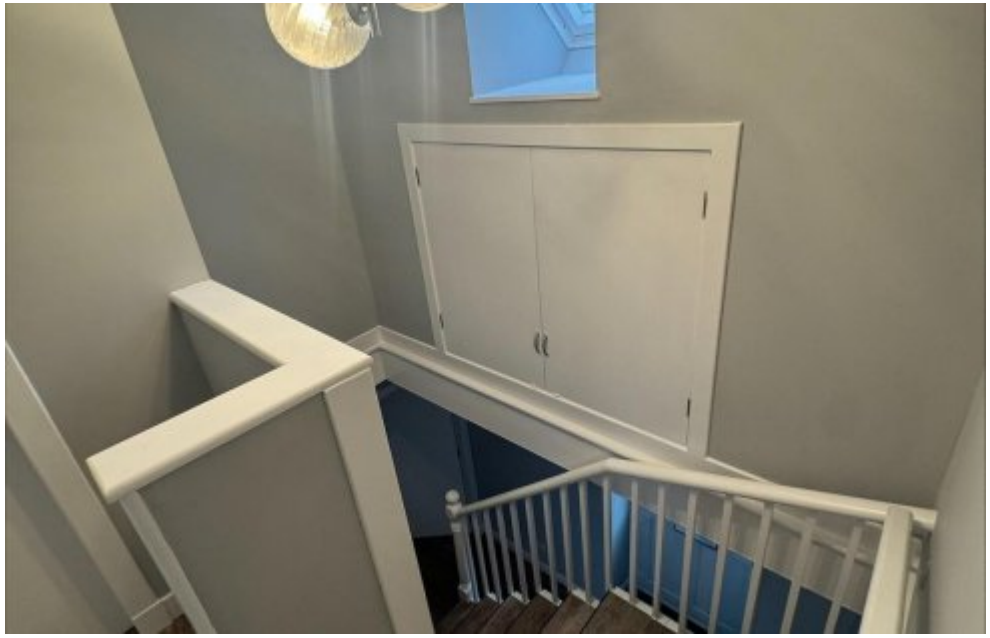

GROUND FLOOR

1ST FLOOR

Whilst 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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