

grantsmith
LAW PRACTICE

5 Lyndon Court, Skene Street, Macduff, AB44 1QE
£60,000 offers over

Property summary

We are delighted to offer for sale this 2 bedroom second floor flat located in a popular residential area of Macduff. The property comprises lounge, kitchen, 2 bedrooms and bathroom. This property would make an ideal first time buy or buy-to-let benefiting from off-street parking and ample storage space throughout. The property is spacious and boasts sea views from rear facing windows.

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 the partially glazed front exterior door leading into the long hallway which gives access to two large storage cupboards, bedroom 1, bedroom 2, lounge, kitchen and bathroom. There is also a large airing cupboard.

Bedroom 1 (3.01m x 3.72m) (9.88ft x 12.20ft) approx.
A front facing window overlooks Skene Street and provides natural light. There is a built in double wardrobe and a storage cupboard providing ample storage space.

Bedroom 2 (2.88m x 2.29m) (9.45ft x 7.54ft) approx.
A rear facing window overlooks the parking area and offers attractive sea views. A built-in wardrobe provides ample storage. Built in desk with good-sized cupboard attached.

Lounge (4.24m x 3.28m) (13.91ft x 10.77ft) approx.
A rear facing window provides sea views and natural light to the lounge. The lounge benefits from a wall mounted, built in electric fireplace.

Dining Kitchen (2.79m x 2.73m) (9.12ft x 8.95ft) approx.
The dining kitchen has ample base and walls units and features a breakfast bar, integrated electric oven with electric hob and overhead extractor fan, a sink with mixer tap and drainer.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Communal Parking

Council Tax Band: A

2 Bedrooms:

Communal Parking:

Certain white goods can be included in sale by negotiation. There is a large storage cupboard which houses the boiler. The front facing windows over looks Skene Street.

Bathroom (2.14m x 1.84m) (7.01ft x 6.04ft) approx.
The bathroom has a 3 piece suite consisting of a W/C, square basin with two taps, a bath with overhead shower. There is a small wall-mounted shelf unit with an attached side cabinet providing storage. A front facing opaque window provides natural light

Outside
As you come out of the flat there is communal stairs which takes you downstairs to the main entrance/exit. This door leads to the large outside parking area. We have been advised there are no designated parking spaces, just a ‘first come first serve’ basis with parking.

Flat 5 has a designated garage/lock up, providing ample room for storage benefitting from shelving.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Communal Parking

Council Tax Band: A

2 Bedrooms:

Communal Parking:









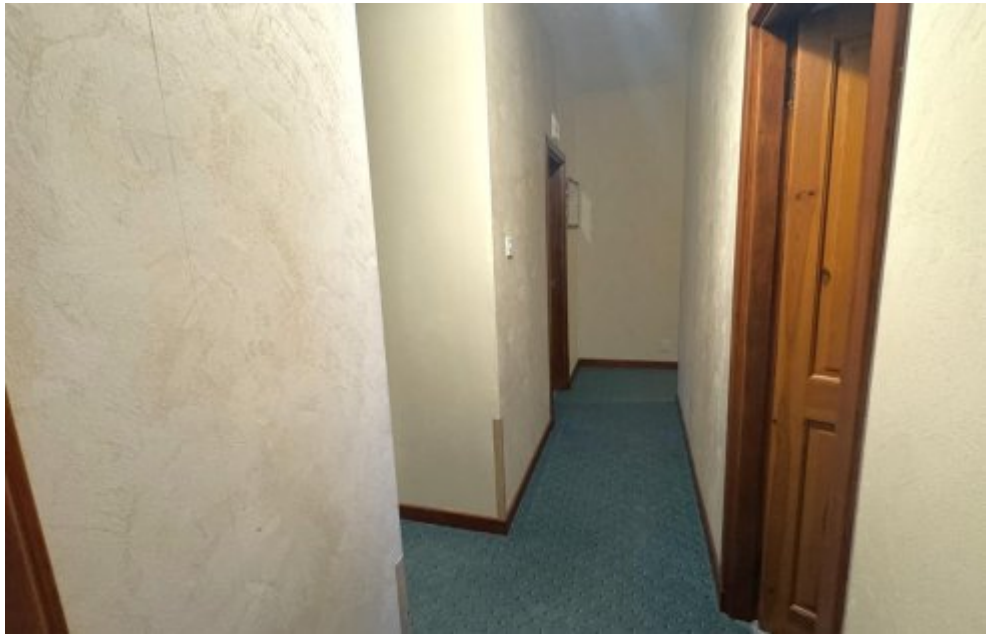


























GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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.
Made with Metropix ©2026

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.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

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
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE