



  
**grantsmith**  
LAW PRACTICE

66 Corskie Drive, Macduff, AB44 1QZ  
£160,000 under offer

## Property summary

We are delighted to offer for sale this 2 bedroom detached bungalow located in a popular residential area of Macduff. The property comprises lounge, kitchen, 2 bedrooms, bathroom, driveway, garage and rear enclosed garden.

This property would make an ideal small family or retirement home, benefiting from being in close proximity to local amenities such as the Aldi store, primary school and sports centre.

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: C EPC Band: C

## Full details

### Entry

Entry through the partially glazed front exterior door which leads into a vestibule area. A lockable glazed door then leads to the carpeted and painted hallway which gives access to the lounge, kitchen, both bedrooms and bathroom. There is a good-sized storage cupboard and a hatch with a fixed ladder to the attic.

**Lounge** (3.82m x 5.11m) (12.53ft x 16.76ft) approx.

Decorated with herringbone wooden flooring and painted walls with surrounding coving. The front facing window provides the room with natural light.

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**Type:** Detached Bungalow

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**Availability:** Under Offer

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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, Single Garage

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**Outside Space:** Rear Garden

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**Council Tax Band:** C

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**2 Bedrooms:**

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**Enclosed Rear Garden:**

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**Driveway and Single Garage:**

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**Close Proximity to Local Amenities:**

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**Kitchen** (2.32m x 2.38m) (7.61ft x 7.80ft) approx.

The kitchen has wooden base and wall units providing ample storage, a tall unit has space for an integrated fridge freezer or use as a pantry cupboard. The kitchen features an integrated electric hob and oven with an overhead extractor fan and a one and a half bowl sink with drainer and mixer tap. The rear facing window provides the room with natural light. Decorated with painted walls and tiled flooring.

**Bedroom 1** (3.02m x 3.77m) (9.90ft x 12.36ft) approx.

The painted and carpeted bedroom benefits from a mirrored built in wardrobe with shelving and rails. The front facing window provides the room with natural light.

**Bathroom**

The tiled bathroom consists of a 3 piece suite of a W/C, basin sink with unit and bath with overhead shower attachment. A side facing opaque window provides the room with natural light.

**Bedroom 2** (3.00m x 3.04m) (9.84ft x 9.97ft) approx.

Decorated with carpets and painted walls, the bedroom benefits from a built in wardrobe accessed through double wooden doors. The wardrobe has shelving and rails and houses the electrics. A rear facing window provides the room with natural light.

**Outside**

The driveway and front area of the property is laid with bricks and gives access to the garage and rear enclosed garden. The single garage has an up and over style door and side door. The enclosed rear garden is a low maintenance paved and stone chip with wooden gates providing access to the driveway and side of the property.

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# GROUND 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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Plain speaking

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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

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Banff Meeting Rooms: 01261 815678

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