



68 Newtown Drive, Macduff, AB44 1SR  
£89,000 offers over

## Property summary

We are delighted to offer for sale this 2 bedroom mid-terraced house with large converted attic space located in a popular residential area of Macduff. The property comprises lounge, dining kitchen, shower room, 2 bedrooms and large converted attic space, front and rear gardens and single driveway.

This property would make the ideal first-time buy, buy –to– let or family home benefiting from spacious living area inside and low maintenance garden area.

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: C

HOME REPORT VALUATION - £95,000

## Full details

**Lounge** (6.40m x 3.06m) (20.99ft x 10.03ft) approx.

Front facing window with attractive sea views. Rear facing window with wooden platform floor.

**Kitchen** (4.80m x 1.96m at widest) (15.75ft x 6.43ft at widest) approx.

Rear facing window and exterior door. Ample base units. Integrated oven. Electric hob. White goods are included in sale. Sink with mixer tap and drainer. Built in cupboard, providing additional storage.

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**Type:** Terraced House

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**Availability:** For Sale

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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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**2 Bedrooms:**

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**Converted Attic:**

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**Front and Rear Gardens:**

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**Driveway:**

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**Shower Room** (2.10m x 1.70m) (6.90ft x 5.58ft) approx.  
Rear facing opaque window. 3 piece suite with W/C, sink with built in cupboard and enclosed shower. Storage seat and built in small storage cupboards.

**Bedroom 2** (3.50m x 2.87m) (11.48ft x 9.41ft) approx.  
Spacious rear facing window. Built in wardrobe.

**Bedroom 1** (3.64m x 2.70m) (11.94ft x 8.86ft) approx.  
Front facing window with sea views. Built in wardrobe.

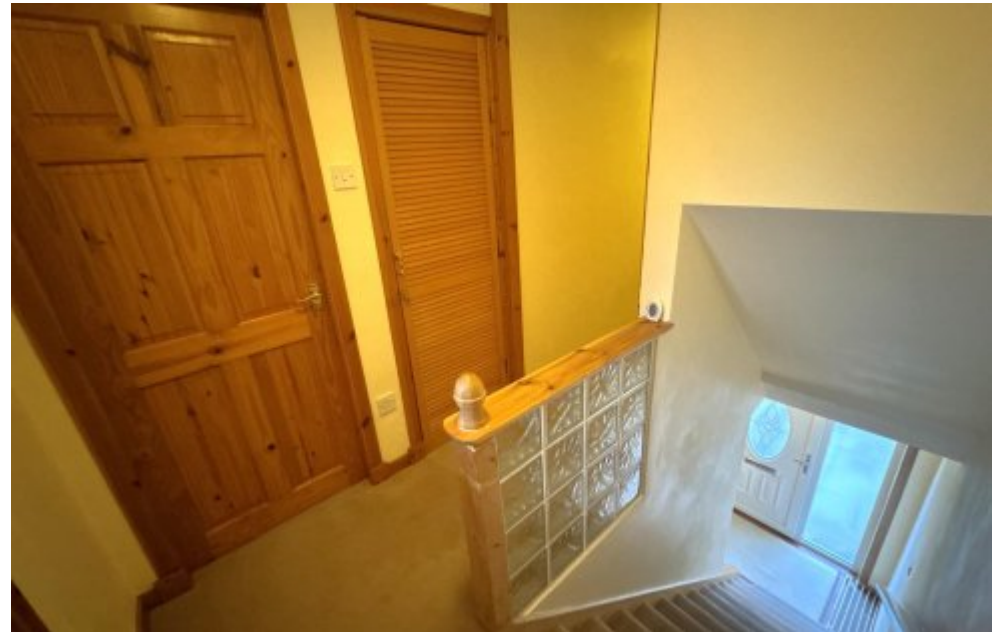
**Converted Attic** (4.80m x 3.02m) (15.75ft x 9.91ft) approx.  
Large converted attic space. Rear facing ceiling window. Built in storage cupboards. Access to eave storage space.

Type: Terraced House
Availability: For Sale
Bedrooms: 2
Bathrooms: 1
Reception Rooms: 1
Parking: Driveway
Outside Space: Front Garden, Rear Garden
Council Tax Band: A
2 Bedrooms:
Converted Attic:
Front and Rear Gardens:
Driveway:















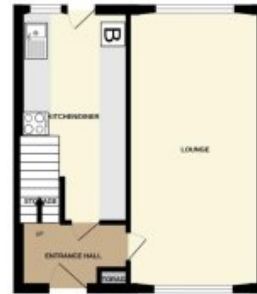








GROUND FLOOR



1ST FLOOR



2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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

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