



grantsmith
LAW PRACTICE

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.

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:

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

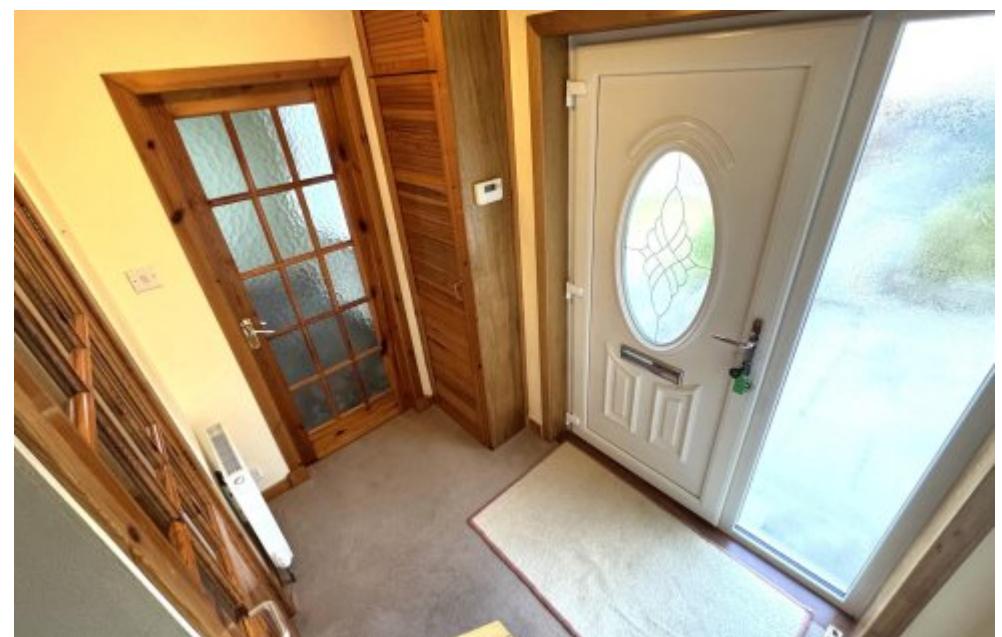
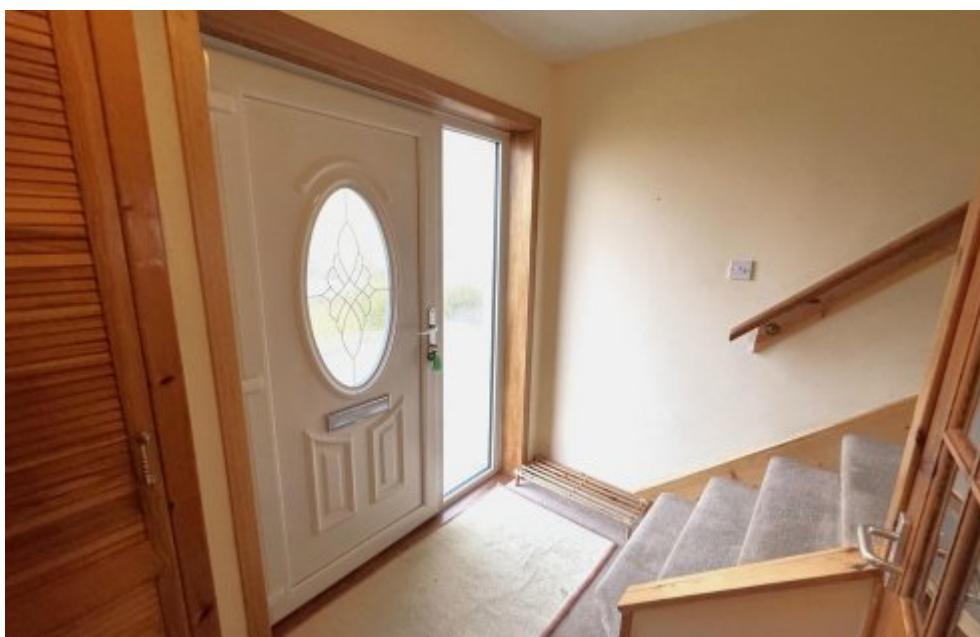
Council Tax Band: A

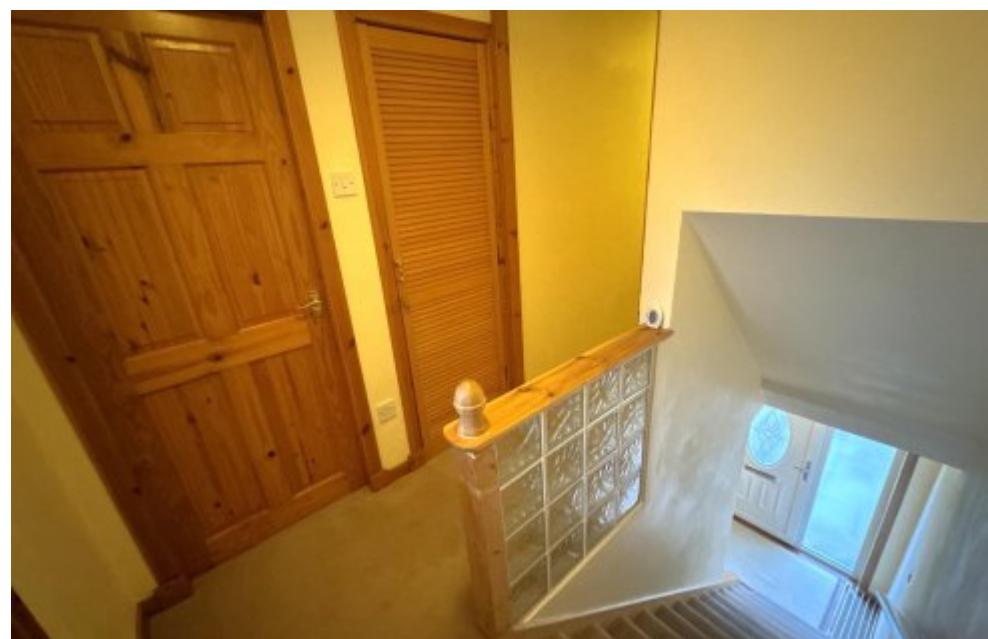
2 Bedrooms:

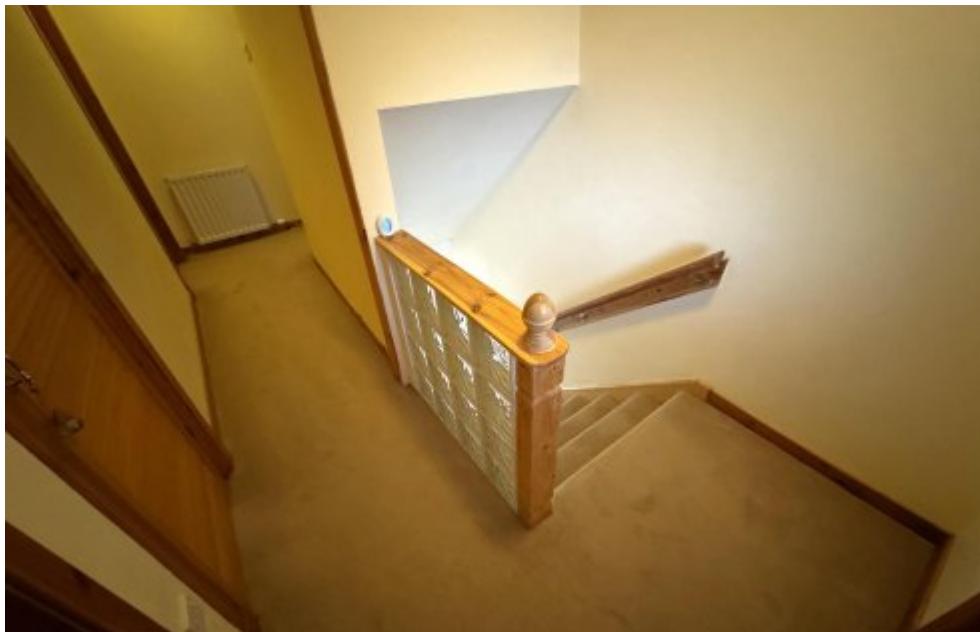
Converted Attic:

Front and Rear Gardens:

Driveway:





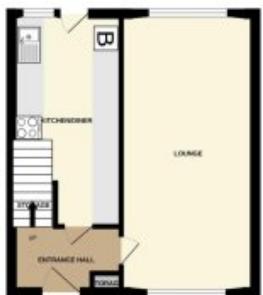








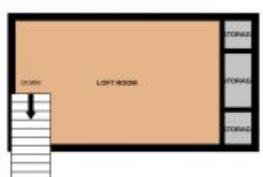
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plans, correlated floor plans are not to scale. The dimensions 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 present or future 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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