



Bry-Den, 3A School Lane, Macduff, AB44 1TQ
£205,000 offers over

Property summary

We are delighted to offer for sale this 4 bedroom dwellinghouse located in a popular residential area of Macduff. The property comprises ground floor; lounge, bedroom 2/dining room, bedroom 1, bathroom, utility, kitchen and conservatory, first floor; 2 bedrooms, W/C, shower room with sauna, driveway, garage and rear garden.

This property would make the ideal family home with ample storage, spacious rooms and a good sized fully enclosed rear garden.

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: D EPC Band: D

Full details

Entry

Entry can be gained via the partially glazed front exterior door leading into the hallway. The hallway is decorated with laminate flooring and light painted walls and gives access to the lounge, kitchen, utility room, built in shelved cupboard, bathroom, bedrooms 1 & 2, the spiral staircase and a large built in cupboard housing the electrics.

Lounge (4.07m x 5.04m) (13.35ft x 16.53ft) approx.

The lounge is decorated with carpeted flooring and light painted walls, a wall mounted electric fire gives the room a central focal point. A large front facing window overlooks the driveway.

Type: Detached House

Availability: For Sale

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 1

Parking: Driveway, Single Garage

Outside Space: Rear Garden

Council Tax Band: D

4 Bedrooms:

Close to local amenities:

Fully enclosed rear garden:

Bedroom 2/Dining Room (2.97m x 3.95m) (9.74ft x 12.95ft) approx.

Bedroom 2 is decorated with laminate flooring, wall sconces and light painted walls, the room could also be used as a dining room. A front facing window overlooks the driveway.

Bedroom 1 (2.75m x 4.14m) (9.02ft x 13.58ft) approx.

Bedroom 1 is decorated with carpeted flooring and painted walls. A side facing window overlooks School Lane.

Bathroom (2.03m x 2.14m) (6.66ft x 7.02ft) approx.

The bathroom is decorated with vinyl flooring, wallpaper and a heated towel rail, consists of a 3 piece suite including a W/C, basin sink with mixer tap and built in unit and a bath. A rear facing opaque window provides natural light.

Utility (1.44m x 2.70m) (4.72ft x 8.85ft) approx.

The utility room houses the boiler and has ample storage space and space for white goods.

Kitchen (1.76m x 3.13m) (5.77ft x 10.26ft) approx.

The kitchen is decorated with laminate flooring and wallpaper and has ample base and wall units with an integrated gas oven with overhead extractor fan and a sink and a half with mixer tap and drainer. A window and glazed side door leads into to the conservatory.

Conservatory (2.59m x 5.05m) (8.49ft x 16.56ft) approx.

A glazed sliding door and large windows overlook the rear garden, decorated with tiled flooring and light painted walls.

First Floor

The spiral staircase leads onto the landing decorated with laminate flooring and light painted walls. A side facing ceiling window provides natural light. Access can be gained to bedrooms 3 & 4, W/C and shower room.

Bedroom 3 (3.34m x 4.28m) (10.95ft x 14.04ft) approx.

A front facing ceiling window provides natural light to the room decorated with carpeted flooring and light painted walls. A built in wardrobe with shelving and rails provides additional storage and a panel to the eave storage space.

W/C (1.11m x 1.55m) (3.64ft x 5.08ft) approx.

The W/C consists of a basin sink and W/C, decorated with vinyl flooring and light painted walls. A rear facing Velux window provides natural light.

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4 Bedrooms:

Close to local amenities:

Fully enclosed rear garden:

Shower Room with Sauna (0.98m x 1.22m) (3.21ft x 4.00ft) approx.

The shower room has an enclosed shower unit, built in shelving and a built in cupboard for additional storage and access to the hot water tank. Access can be gained to the sauna room which has wooden bench seating and wood panelled walls (1.33m x 2.24m) (4.36ft x 7.34ft) approx.

Bedroom 4 (2.80m x 3.87m) (9.18ft x 12.69ft) approx.

Bedroom 4 is decorated with carpeted flooring and light painted walls. A side facing Velux window provides natural light.

Outside

A large paved driveway leads to the single garage, with a side gate giving access to the rear garden.

The fully enclosed rear garden is mainly laid to lawn with an area of well established trees and shrubbery. A paved patio area at the rear of the garden provides a sheltered seating area. A wooden shed provides additional storage.

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4 Bedrooms:

Close to local amenities:

Fully enclosed rear garden:















GROUND FLOOR



1ST 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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