



Services

Mains electricity and water. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, blinds, and integrated appliances.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

F

Viewing

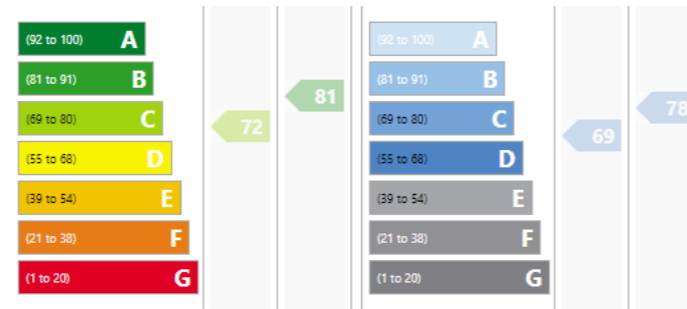
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £290,000
 A full Home Report is available via Munro & Noble website.



30 Melrose Crescent
Macduff
AB44 1QX

This generously proportioned five bedroomed detached villa boasts stunning sea views, a large driveway and integral double garage.

OFFERS OVER £288,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

- 🏠 Detached Villa
- 🛏️ 5 Bedrooms
- 🛋️ 1 Reception
- 🚿 3 Bathrooms
- 🔥 Gas
- 🌿 Garden
- 🏠 Garage
- 🚗 Driveway

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Bedroom One



En-Suite Shower Room



Bedroom Two



Walk-in Wardrobe



Bedroom Three



Kitchen/Dining Room



Kitchen/Dining Room





Lounge



Bathroom

Property Description

30 Melrose Crescent is a generously proportioned five bedroomed detached villa that boasts a number of attractive features including gas central heating, double glazing throughout, a large driveway with enough parking for multiple vehicles, and an integral double garage. The property opens into an entrance vestibule which leads through into the entrance hall which boasts three large storage cupboards, one of which houses the property's hot water tank. Off the entrance hall are the kitchen/dining room, the lounge, the bathroom, the three downstairs bedrooms, and the stairs leading up to the first-floor landing. The kitchen/dining room is a large space perfect for entertaining with patio doors that open to the rear garden. The kitchen itself is fully fitted with wall and base mounted units with worktops and complimentary splashbacks, a 1 1/2 stainless steel sink with mixer tap and drainer, and integrated appliances including a dishwasher, an eye level electric oven and microwave, and an electric hob with extractor over. The dining area leads through to a utility room which provides further cupboard and counter space, a washing machine, an additional sink, and pedestrian access through to the garage. The family bathroom is a large space that comprises a tiled shower cubicle with mains shower, a jacuzzi bath, a vanity mounted wash hand basin, and a WC. The three downstairs bedrooms are all doubles and boast built-in storage facilities with the largest of the three benefitting from an en-suite shower room. Upstairs, the first-floor landing provides ample space for a small office or study area, and leads to two further double bedrooms, both of which house walk-in wardrobes, and a shower room.

Externally, the property has a generous rear garden that is mostly laid to lawn with a patio area perfect for al-fresco dining, and a small storage shed. The property is located in Macduff, a town within the Banff area of Aberdeenshire. Local amenities include a number of shops and restaurants, a doctors' surgery, and local schooling.

Rooms & Dimensions

Entrance Vestibule
Approx 1.68m x 1.48m

Entrance Hall

Kitchen/Dining Room
Approx 6.22m x 7.18m*

Utility Room
Approx 1.69m x 2.68m

Lounge
Approx 5.38m x 5.13m

Bathroom
Approx 2.13m x 3.52m

Bedroom Five
Approx 2.39m x 3.38m

Bedroom Four
Approx 3.72m x 3.55m*

Bedroom One
Approx 4.91m x 3.53m*

En-Suite Shower Room
Approx 1.12m x 2.46m

Landing

Bedroom Three
Approx 4.89m x 4.42m*

Shower Room
Approx 1.81m x 2.40m

Bedroom Two
Approx 5.49m x 4.18m*

Garage
Approx 4.49m x 5.30m

(*At widest point)



Utility Room



Bedroom Four

