



Skene Street, Macduff, AB44 1RN

**Offers Over £75,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Modern 2-Storey Maisonette With Unique Design
- Spacious Downstairs Front Bedroom
- Bright Upstairs Lounge With Bay Window
- Spacious Layout Suits Family Living Needs
- Modern Kitchen With Sleek White Cabinets
- Central Island Offers Extra Storage Space
- Modern Shower Room With Storage Cabinets
- 2 Good-Size Upstairs Double Bedrooms
- Gas Central Heating Via Combination Boiler
- PVC Double Glazed Windows

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



This charming two-storey maisonette, situated in the heart of Macduff, offers the perfect opportunity to create a home that reflects your unique style. Combining traditional character with modern upgrades, the property is in need of some renovation, fully vacant and ready for you to move into straight away. With its blank canvas appeal, this versatile home provides the ideal foundation for you to add your personal touches and make it your own.

The front door opens into a compact entry area, where a blue-patterned carpeted staircase leads to the upper level. Off this space, the ground-floor bedroom offers a generous layout with a large alcoved window, built-in storage cupboard and radiators for comfort. This versatile room can also serve as a second lounge, playroom or home office, catering to a variety of needs.

Upstairs, the lounge is a welcoming space, featuring a large bay window that fills the room with natural light. The white-painted walls offer a neutral canvas for your personal style, while the blue carpet adds a touch of warmth and charm.

The kitchen is a real stand-out room, offering a sleek and modern design with glossy white cabinets, sparkling black splashback panels and contrasting grey stone-effect worktops. A central island with extra storage enhances the kitchen's functionality, while the spacious layout provides room for dining or casual entertaining. With its pristine condition and thoughtful design, this kitchen is truly the heart of the home.

The shower room continues the contemporary theme, featuring crisp white walls, a mirrored bathroom cabinet for convenient storage and striking sparkling black wetwall panels within the shower cubicle. The two upstairs bedrooms offer ample space and versatility. The master bedroom features a bay window, blue carpet and a handy alcove cupboard for additional storage. The second bedroom, with its playful road-style carpet, is ideal for a child's room or could easily be transformed into a creative or study space.

Externally, the property includes a small enclosed garden to the front, offering a low-maintenance outdoor area perfect for enjoying sunny days. A shared pend provides access to the rear entry, ensuring practical and convenient movement throughout the property.

Located in the picturesque coastal town of Macduff, this property is perfectly positioned to enjoy a serene yet convenient lifestyle. Whether you're a first-time buyer, a growing family or someone seeking a peaceful retreat, this home provides the space and location to meet your needs. Schedule your viewing today to experience the potential of this property.

## ABOUT MACDUFF

Macduff, a small coastal town, enjoys a scenic setting along the shores of the Moray Firth. With its deep maritime heritage, Macduff offers a peaceful lifestyle in a friendly community, making it an appealing choice for those looking to buy property in a picturesque seaside environment. The town's historic harbour, active fishing industry and the renowned Macduff Marine Aquarium reflect its strong connection to the sea, while its coastal walks and stunning views provide endless opportunities to enjoy the great outdoors.

Local amenities in Macduff include shops, cafes and essential services, ensuring day-to-day needs are met. Families will find primary schooling available in the town, with secondary education options provided nearby in Banff. Macduff's close proximity to Banff expands shopping and dining choices and nearby Elgin, a larger town in Moray, offers additional leisure facilities, supermarkets and healthcare services, enhancing convenience for residents.

Transport links are another key advantage, as Macduff is connected by road to the A98, making travel throughout Moray and beyond straightforward. Bus services to larger towns and easy access to the wider region ensure commuting and exploring the area is simple. Combining coastal charm, local amenities and good connectivity, Macduff presents a highly attractive location for those seeking a home by the sea.





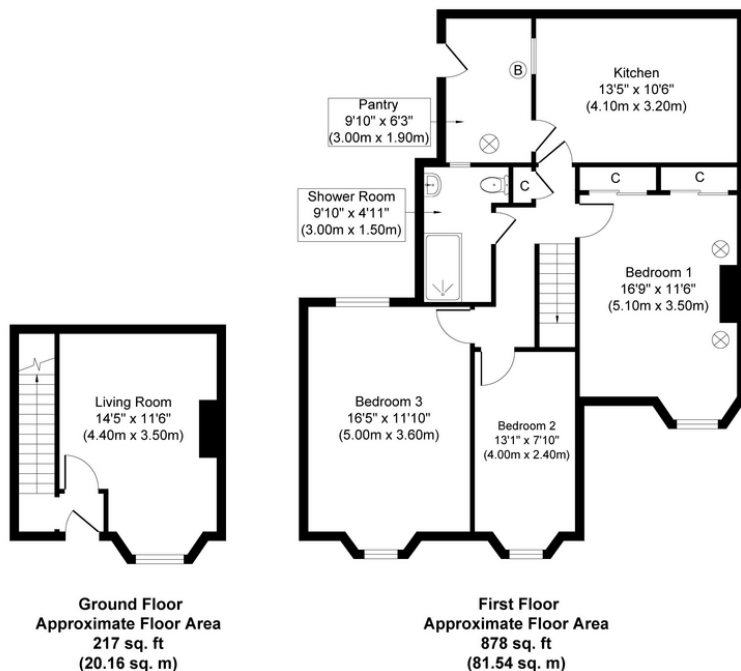


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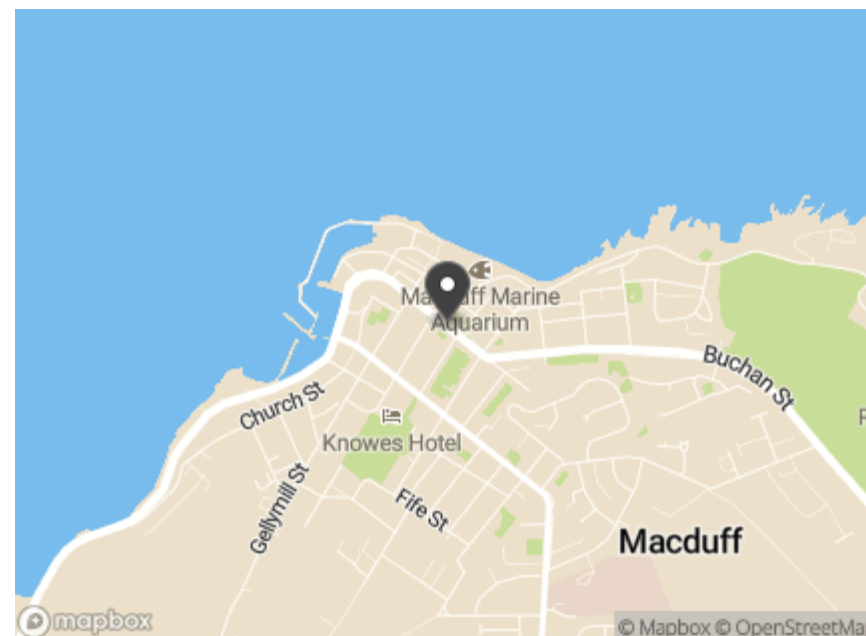




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	52	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	59	87			
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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