



Shore Street, Macduff, AB44 1UB

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- Stunning Kitchen With Integrated Appliances
- Practical Utility Room With Sink And Storage
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- Glazed Rear Door To Courtyard Area
- Gas-Fired Worcester Combi Heating System

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



Once serving as part of a historic bank building, 11A Shore Street now stands as a distinctive ground floor flat overlooking Macduff Harbour. The solid stone frontage and intricate architectural detailing reflect craftsmanship from the early 1900s, giving the property a commanding presence along this coastal street. The entrance sits elevated from the pavement, reached by a short flight of stone steps. From here the building opens into spacious, character-filled accommodation that extends across the ground floor and partially into the first. The home opens into a bright entrance vestibule, where soft grey walls set a welcoming tone. High ceilings, detailed skirtings and deep set door frames immediately reflect the building's heritage. The space is large enough for a chair, creating a sense of arrival before leading through to the main hall. To the left, a doorway opens to the first of the two bedrooms. This bedroom is a grand space, enhanced by exceptionally high ceilings and decorative white cornicing with an intricate patterned design. A large bay window dominates the front wall, filling the room with light and offering views across the harbour and out towards the sea. The soft lavender tone of the walls paired with the light grey fitted carpet creates a calm, inviting atmosphere, while traditional style radiators are fitted on either side of the room. There's space for a full set of bedroom furniture, with a double bed currently positioned at the centre. A small recessed alcove with white shelving and a built-in cupboard adds charm and storage, completing a room that beautifully blends classic architecture with modern comfort.

Moving through into the inner hall, it serves as a striking dining area that showcases the height and scale typical of the property's period design. Tall timber framed windows draw light deep into the space, their natural finish contrasting beautifully with the white panelling that frames the walls. The proportions easily accommodate a large dining table and chairs, creating an impressive setting for family meals or entertaining. A short traditional style radiator sits neatly beneath the window. To one side of the inner hall, the second bedroom provides a peaceful and private space with a simple, elegant style. Its neutral wall tones and cream fitted carpet create a light, restful atmosphere, while the high ceiling and detailed skirtings continue. The layout comfortably accommodates a single or small double bed with room for freestanding furniture, making it ideal as a guest room, child's bedroom or home office. A traditional radiator adds warmth year round. Also accessed from the inner hall, a doorway leads into the lounge, a magnificent room that perfectly showcases the building's scale and grandeur. High ceilings with intricate decorative cornicing frame the space, while a large bay window floods the room with light and offers a view towards the harbour. The focal point is a striking black fireplace with ornate detailing and a wood-burning stove set against a slate hearth, creating a real presence. A soft grey wall on one side contrasts elegantly with crisp white on the others, giving the room a refined, balanced character. With generous proportions and timeless architectural features, it's a space that feels both impressive and welcoming. A small inner hallway links these main living areas with practical spaces beyond. From here, a door opens to the shower room, while staircase beside it rises to a useful first floor store. To the side, another doorway leads into the kitchen.

The shower room makes a striking impression with its bold design and modern finish. Refitted in recent years, the walls are finished in crisp white panelling, complemented by an eye-catching feature wall with a delicate foliage print design that brings texture and character to the space. The suite includes a modern toilet, pedestal hand basin and a fully enclosed shower with a chrome mixer unit. Ceiling spotlights and a heated chrome towel radiator add a polished, modern touch, while a small frosted window allows natural light to filter through without compromising privacy. The kitchen is a standout feature of the home, a bright, contemporary space that combines height, scale and modern design. Refitted in recent years, it features sleek black cabinets paired with contrasting white tiled flooring and neutral walls that amplify the sense of light. The layout includes a full range of wall, base and larder units, with extensive worktop space and a stainless steel sink positioned beneath a deep set window. Integrated appliances include a built-in oven with gas hob and matching extractor, while a striking bank of tall gloss fronted cupboards houses an American style fridge freezer.

Adjoining the kitchen, the utility room provides another practical workspace, fitted with floor standing cupboards and dark worktops. There's a stainless steel sink with drainer and a rear facing window, while plumbing and space are provided for laundry appliances. The tiled flooring continues through, while ceiling spotlights add to the clean, modern feel. A carpeted staircase rises from the inner hallway to the first floor storeroom, a versatile space offering excellent additional storage. The room is bright with white painted walls and is ideal for keeping household items neatly organised or for use as a hobby or study area. A glazed rear door with a tall window above opens from the inner hall to an enclosed courtyard area at the back of the property. The space is finished in stone and paving, with steps rising to a timber gate and a pair of traditional outbuildings set against the wall.

The property's windows have been replaced with PVC framed units fitted with sealed double glazing, ensuring warmth and energy efficiency. A distinctive round window in the first-floor store retains its original timber frame and single glazing, enhanced internally by a secondary Perspex panel. The main entrance features a traditional double leaf timber door with a double glazed top section, while the rear door has been updated to a PVC design with double glazed upper and top panels. A mains gas supply serves the home, with the meter housed discreetly within a cupboard in the front bedroom. Heating is provided by a gas fired central heating system, powered by a wall mounted Worcester condensing combi boiler located in the first floor storeroom. This supplies hot water on demand and operates a series of individually thermostatically controlled cast iron and steel tube radiators throughout, delivering consistent and efficient comfort across every room. Blending historic charm with modern design, 11A Shore Street offers a truly individual home in one of Macduff's most recognisable buildings. Its generous proportions, impressive ceiling heights and harbour outlook give it a sense of grandeur rarely found in modern properties. With elegant interiors and a convenient location close to shops, cafes and the harbourfront, this is a standout coastal home that must be seen to be fully appreciated. Early viewing is strongly recommended so contact Hamish Homes now to arrange your own private viewing.

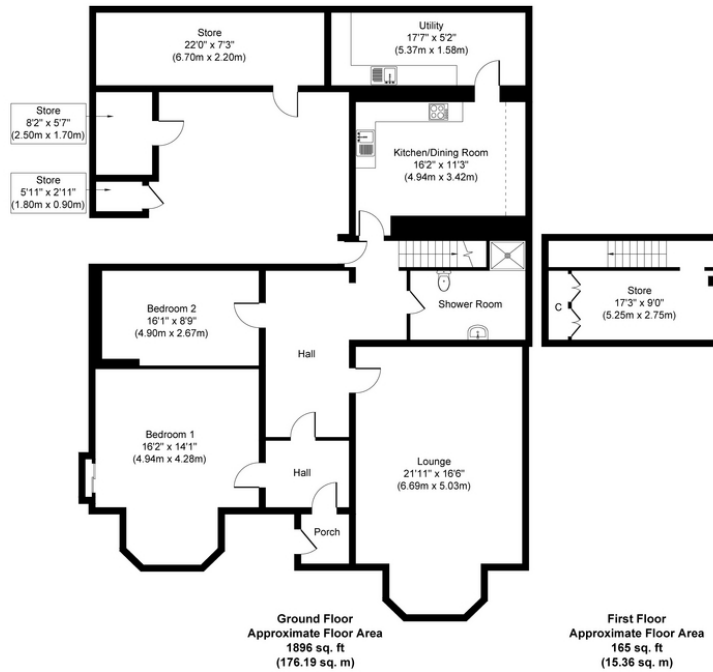


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		73
(55-68) D	61		(55-68) D	59	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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