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84 NEWTOWN DRIVE
MACDUFF, AB44 1SR



Mid-Terraced Home with Garden

- Lounge & Dining Kitchen
- 3 Bedrooms
- Wet Room
- D.G & Gas C.H.
- Garden

Offers in the Region of £105,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This mid-terraced home is situated in a residential area within the coastal town of Macduff. The property accommodation comprises of Lounge, Dining Kitchen, 3 Bedrooms, Wet Room and benefits from double glazing and gas central heating. Garden.

ACCOMMODATION

Entrance

Front door leads into the hallway which gives access to the Lounge, Kitchen and Staircase.

Lounge

4.44 x 3.70
(14'7" x 12'2")

Front facing window.



Kitchen

6.44 x 2.75 (at W)
(21'2" x 9'0)

Fitted with a selection of base and wall units with contrasting worktops and sink. Slot-in cooker. Spaces for washing machine and fridge/freezer. Room for table and chairs. Built-in storage cupboard. Two rear facing windows. Exterior door leads to outside.



Staircase

The staircase leads up to the Landing.

Landing

Access to the Wet Room and 3 Bedrooms. Hatch to loft. Rear facing window with views over Tarlair Golf Course and of the Sea.

Wet Room

2.39 x 1.59
(7'10" x 5'2")

Fitted with a white 2-piece suite comprising WC and wash hand basin. Electric shower with curtain rail above. Rear facing frosted glazed window.



Bedroom 1

3.87 x 3.69
(12'8" x 12'1")

Three built-in cupboards with hanging rail and shelves. Front facing window.



Bedroom 2

4.32 x 2.61
(14'2" x 8'7")

Rear facing window with views over the Golf Course and of the Sea.



View from Bedroom 2



Bedroom 3

4.00 x 2.71
(13'2" x 8'10")

Built-in cupboard houses the gas central heating boiler. Two front facing windows.



Entry

By arrangement

Viewing

Contact our Banff office – (01261) 818883

Email

Email:
banff.property@stewartwatson.co.uk

Reference Banff/JC

OUTSIDE

A paved pathway leads to the front door. Grassed area with established shrubs and plants. Shared pend leads around to the rear garden which is mainly laid in grass.



SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings and curtains are to be included in the sale. The cooker is also included.

Council Tax Band

Currently Band A

EPC Banding

EPC=C