

STEWART & WATSON

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**3 CHURCH STREET,
MACDUFF, AB44 1UR**



2 Bed Terraced Dwellinghouse Close to the Harbour

- Lounge with Open Plan Dining Area & Kitchen
- 2 Bedrooms & Shower Room
- Gas Central Heating & Double Glazing
- Enclosed Patio Area with garden shed
- Within walking distance to local amenities

Offers around 70,000

Home Report Valuation £80,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 2 bed terraced dwellinghouse which is situated close to the harbour and benefits from double glazing, gas central heating, and enclosed patio area with garden shed. Accommodation comprises of an entrance hall, lounge with open plan dining area, inner hall, kitchen, 2 bedrooms and shower room.

ACCOMMODATION

Entrance Hall

Exterior door leads into the hall which gives access to the lounge and stairs to upper hallway. Purpose built cupboard housing the electric meter and fuse box.

Lounge (14'4" x 11'6" / 4.37m x 3.50m)

Feature electric fire with tiled surround and wooden mantel. Front facing window. Open plan to the dining area.



Dining Area (10'7" x 6'11" / 3.23m x 2.10m)

Fitted carpet and rear facing window. Door to inner hall.



Inner Hall

Gives access to the kitchen. Storage cupboard.

Kitchen (13'7" x 8'1" / 4.13m x 2.47m)

Fitted with base and wall units providing storage and integrating the stainless steel sink and drainer. Slot-in cooker with chimney style hood above, washing machine, slimline dishwasher fridge and fridge/freezer. Wall mounted central heating boiler. Side facing window and door to enclosed patio area.



Staircase

Carpeted staircase with wooden banister leads to the upper hallway and gives access to 2 bedrooms and shower room. Hatch access to loft.

Bedroom 1 (12' x 11'3" / 3.65m x 3.44m)

Front facing window with a glimpse of the sea, fitted carpet and single wardrobe.



Bedroom 2 (11'1" x 8'5" / 3.39m x 2.56m)

Rear facing window and fitted carpet.



Shower Room (6'7" x 6'4" / 2m x 1.93m)

Fitted with wc, wash hand basin, bidet and shower cubicle. Rear facing opaque window.



OUTSIDE

Enclosed patio area with garden shed.

SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included. All items of furniture and white goods (with the exception of the dining table and chairs) are also included.

Council Tax Band

A

EPC Band

D

Entry

By arrangement.

Viewing

By contacting our Banff Office on 01261 818883.

Email: banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff Office.

LOCATION

Macduff is a coastal town located on the Moray Firth, directly across the River Deveron from its larger neighbour Banff. It has a range of amenities including Primary schooling with Secondary schooling at Banff, Macduff Medical Practice, local shops, Royal Tarlair Golf Club, The Myrus Golf Centre and Marine Aquarium.

Reference DDP/BANFF/E24



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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