

STEWART & WATSON

your **complete** property & legal service

**48 LOW SHORE,
MACDUFF, AB44 1RE**



Detached Home close to the Harbour

- Lounge & Kitchen
- 3 Bedrooms
- Bathroom & WC
- D.G. & Gas C.H.
- Garden Area

Offers in the Region of £130,000

Home Report Valuation £130,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This detached home is situated within a short walking distance of Macduff Harbour, Aquarium and most amenities. The property which is set back off the street, accommodation comprises Lounge, Kitchen, 3 Bedrooms, Bathroom, WC and benefits from double glazing and gas central heating. Easily maintained Garden area.

ACCOMMODATION

Entrance

Front door leads into the Hallway.

Hallway

Access to Bedroom 1, Bathroom, Lounge and the Staircase.

Bedroom 1

4.75 x 3.44
(15'7" x 11'3")

Built-in wardrobes enclosed by sliding doors. Shelved area. Front facing window.



Bathroom

3.42 (incl doorway) x 3.04
(11'3" x 10'0")

Fitted with a white 3-piece suite comprising WC, wall hung wash hand basin vanity unit and bath with mains shower valve and glazed screen above. Extractor.



Lounge

4.82 x 3.30
(15'10" x 10'10")

Front facing window. Door to Kitchen.



Kitchen**4.80 x 3.39**

(15'9" x 11'1")

Fitted with a good selection of base and wall units with solid wood worktops and belfast sink. Range cooker with chimney hood above. Integrated dishwasher. Spaces for washing machine, tumble dryer and fridge freezer. Room for table and chairs. Front and side facing windows. Exterior door leads out to the garden area.

**Staircase**

The staircase leads up to the Landing.

Landing

Display landing with velux above. Access to 2 further Bedrooms and WC.

Bedroom 2**4.21 x 3.53**

(13'10" x 11'7")

Front facing velux.

**Bedroom 3****4.26 x 3.91**

(14'0" x 12'10")

Recessed display area. Front facing velux.



WC

Fitted with a white 2-piece suite comprising WC and wash hand basin. The gas central heating boiler is wall mounted. Rear facing velux.

OUTSIDE

Enclosed garden area with paving and stone chippings. Wooden shed.



SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

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

Council Tax

Currently Band B

EPC Banding

EPC=D

Entry

By arrangement

Viewing

Contact our Banff office – (01261) 818883

Email

Email: banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff office

Reference

Banff/LF