

STEWART & WATSON

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**95 BUCHAN STREET
MACDUFF, AB44 1TA**



Terraced Dwellinghouse

- Residential area close to Royal Tarlair Golf Course
- Full D.G & mains gas C.H
- Hallway, Lounge, Fitted Kitchen
- Shower Room & 3 Bedrooms.
- Enclosed front & rear gardens. Garage

Offers Over £93,000
Home Report Valuation £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this terraced dwellinghouse, which is situated within a residential area of the coastal town of Macduff. The property is close to Royal Tarlair Golf Course and the picturesque, rugged coastline. This home offers accommodation over two floors and benefits from double glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Entrance

Enter through glass panelled exterior door into the hallway which gives access to the lounge and kitchen. The staircase allows access from this area to the first floor accommodation.

Lounge

5.88 m x 3.56 m

Double aspect room with front and rear facing windows. Wall mounted gas fire with back boiler.



Kitchen

3.35 m x 2.92 m

Rear facing window overlooking the rear garden. Fitted with a selection of base and wall mounted units with granite effect countertops. Integrated electric oven, ceramic hob and chimney hood above. Sink and drainer unit with mixer tap. Spaces suitable for washing machine, tumble dryer and fridge. Glass panelled exterior door giving access to the rear garden.





Staircase

Staircase access from the entrance hallway to the first floor accommodation. The first floor landing has a front facing window and doors to the shower room and all 3 bedrooms. Ceiling hatch to allowing access to the loft space.

Bedroom 1 **3.80 m x 3.18 m**

Spacious, double size bedroom with double, front facing window.



Bedroom 2 **4.32 m x 2.49 m**

Double size bedroom with rear facing window. Double built-in wardrobe with fitted shelf and hanging rail. close by double doors. Built-in cupboard housing the hot water cylinder.



Bedroom 3**3.50 m x 2.28 m**

An ideal single or child's bedroom with front facing window. Double built-in wardrobe with double doors.

**Shower Room****1.93 m x 1.78 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash hand basin and an accessible shower area with half height shower screen. Wetwall panelling within the shower area.

**OUTSIDE**

At the front of the property, a pathway leads with grassed areas at side leads to the front door. The rear is mainly laid in grass. Gate which gives access to the garage. For vehicle access the garage is reached from Newtown Drive.

Garage**5.70 m x 3.73 m**

The detached garage with power, light and water has an up and over vehicular door. Access from Newtown Drive.

**SERVICES**

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings.

Council Tax

The property is currently registered as band A

EPC Banding

EPC=D

Viewing

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/

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 leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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