

STEWART & WATSON

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7 FIFE TERRACE
MACDUFF, AB44 1PJ



End Terrace Dwellinghouse

- Located Within an Established Residential Area
- Two Bedrooms, Lounge, Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Front Garden Laid to Lawn. Rear garden. Shed.
- Rooftop Views Toward the Moray Firth

Offers Over £84,000

Home Report Valuation £85,000

www.stewartwatson.co.uk

7 FIFE TERRACE, MACDUFF, AB44 1PJ

TYPE OF PROPERTY

We are delighted to offer for sale this two-bedroom end-terrace dwellinghouse located within a well-established residential area. Accommodation comprises, kitchen and lounge on the ground floor with two bedrooms and the bathroom on the upper floor. The property is set on a corner plot with the front garden being mainly laid to lawn. The rear is accessed via a path from the public carparking area. Rear garden area with shed to remain.

ACCOMMODATION

Entrance Area

This area is on open plan with the kitchen. Staircase to upper floor.

Kitchen

4.05m x 2.51m

Glazed exterior door. Fitted with a selection of base and wall units incorporating work surfaces and sink with drainer. Oven, hob and extractor. Space for washing machine, tumble dryer and fridge freezer. Opening leading to the lounge.



Lounge

6.41m x 3.14m

Front and rear facing windows. Views over the garden to the front.



Staircase

Accessed from the front hall the staircase leads to the upper floor. Hatch to loft accessed via wooden ladder.

Bedroom 1**3.97m x 2.74m**

Front facing window with rooftop views toward the Moray Firth. Built-in wardrobe with sliding doors. Built-in cupboard.

**Bedroom 2****3.57m x 2.83m**

Rear facing window. Built-in storage.



Shower room

Rear facing window. Fitted with shower enclosure, wash hand basin and toilet. Attractive wall panelling.



OUTSIDE

The property is set on a corner plot. A path from the public parking area to the rear leads to the rear garden and toward the rear exterior door. To the front, there is a path

leading to the property from Barnhill Road / Souter Street. The front garden is mainly laid to lawn. Rear garden mainly laid to stone chips. Garden shed to remain.

SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

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

Council Tax

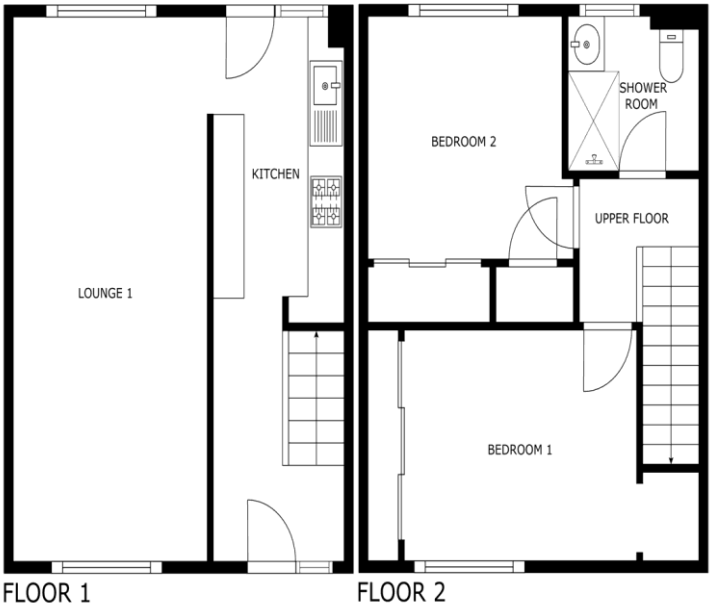
The property is currently registered as band A

EPC Banding C



Viewing

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



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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
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38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331