

STEWART & WATSON

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32 HIGH STREET
MACDUFF, AB44 1LT



Detached Bungalow

- Elevated site in coastal town giving sea views
- Single storey home with D.G & mains gas C.H
- Vestibule, Hallway, Large Lounge, Fitted Dining Kitchen
- Utility Room, Bathroom & 3 Bedrooms.
- Enclosed side & rear gardens. Off road parking. Garage.

Offers Over £175,000
Home Report Valuation £175,000

www.stewartwatson.co.uk

32 HIGH STREET, MACDUFF, AB44 1LT

TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which is situated on the upper part of the coastal town of Macduff. The property enjoys a slightly elevated position and enjoys sea views between the properties opposite towards the Moray Firth. The property is close to the local shops, supermarkets and Royal Tarlair Golf Course with additional supermarkets and amenities being found in the neighbouring town of Banff. This home offers well-appointed accommodation on one level and benefits from full double-glazing and mains gas central heating but would be enhanced by some modernisation and redecoration. All fitted floorcoverings, curtains, window blinds and light fittings within the property are included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom and all 3 bedrooms. Two double built-in cupboards, each with sliding doors and fitted

shelving, 1 housing the gas central heating boiler and the other the fuse box. Ceiling hatch allowing access to the loft space.



Lounge

4.38 m x 4.28 m

Glass panelled door from the hallway. A spacious room with large front facing window giving sea views between the properties opposite towards the Moray Firth. Fyfe stone fireplace with gas fire, wooden mantle and display shelving.



Dining Kitchen

5.04 m x 4.00 m

Glass panelled door from the hallway. A spacious room with large rear facing window. Fitted with a selection of base and wall mounted units in a white finish with

contrasting countertops. Integrated electric hob, oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Splashback wall tiling. Door to the utility room.





Utility Room **2.24 m x 1.75 m**
 Rear facing window. Fitted base unit and countertop. Plumbing for washing machine and space suitable for upright fridge freezer. Glass panelled exterior door giving access to the rear garden.



Bedroom 1 **3.82 m x 2.78 m**
 Double size bedroom with rear facing window. Triple built-in wardrobe with sliding doors, fitted shelf and hanging rail.



Bedroom 2 **3.42 m x 2.92 m**
 Double size bedroom with front facing window.



Bathroom **2.77 m x 2.15 m**
 Rear facing window. Fitted with a pale grey coloured suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Splashback wall tiling.



Bedroom 3 **2.92 m x 2.65 m**
 Front facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



Council Tax

The property is currently registered as band E

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/

OUTSIDE

The garden area to the front of the property has been laid in tar providing off road parking space for numerous vehicles. The garden area to the side of the property has been laid in stone chips for ease of maintenance with gates allowing access to the front and rear gardens. The rear garden is enclosed and enjoys a generally southerly aspect making it a super suntrap in the summer months. Paved patio area with raised stone chip borders. Rotary clothes dryer. Outside light.

Garage **6.46 m x 3.10 m**

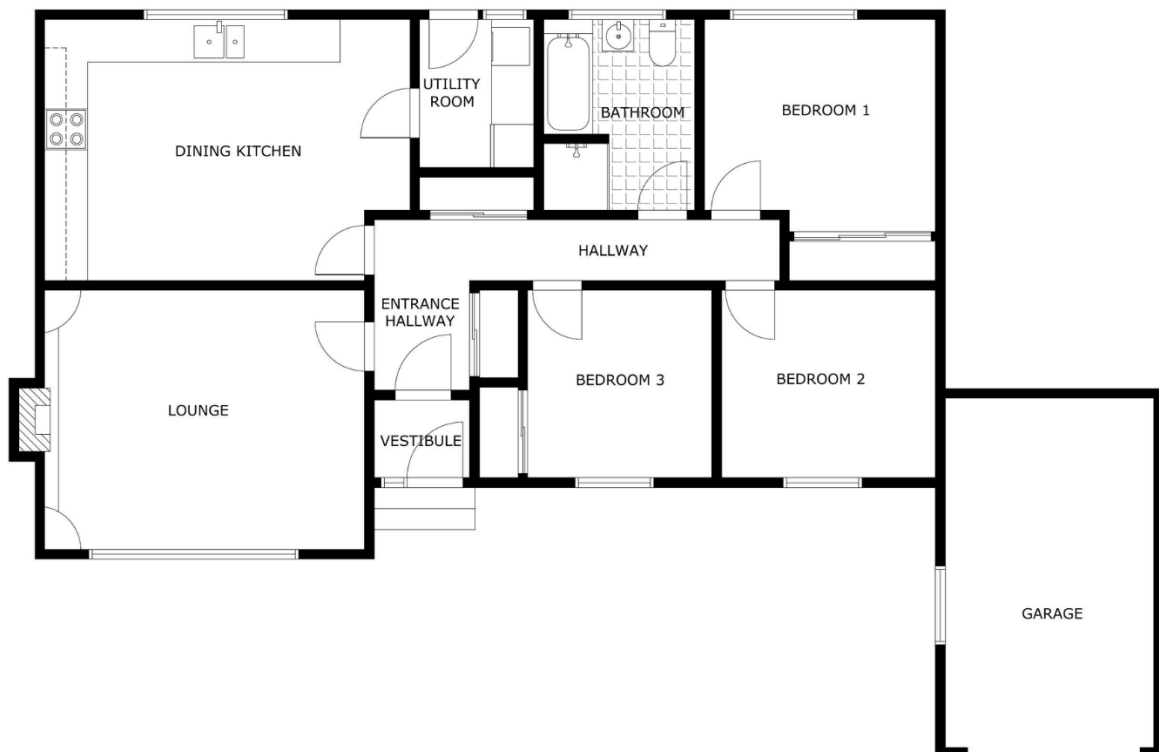
Attached garage with electric rollup door allowing car access. Power points, light and water tap. Double side facing window. Wooden door from the rear garden.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. Integrated kitchen appliances. White goods in the utility room. Safe.



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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|--|----------------|--|-------------------------------|
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