

# STEWART &WATSON

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**10 GARDEN STREET  
MACDUFF, AB44 1NB**



### *Traditional Semi-Detached Dwellinghouse*

- Popular residential area close to shops and school
- Excellent sea views. Full D.G & mains gas C.H
- Lounge, Fitted Kitchen with Dining/Family Area
- Bathroom & 3 Bedrooms
- Enclosed rear garden. Driveway, Garage & Summer House.

**Offers Over £130,000**  
**Home Report Valuation £130,000**

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

## TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated within a popular residential area of the coastal town of Macduff. The property is conveniently placed for the local shops, schools, harbour, Royal Tarlair Golf Course and many lovely walks. Excellent sea views across Banff Bay towards the Moray Firth can be appreciated from the rear of the property and the rear garden. This home offers well-appointed family accommodation over two floors and benefits from double glazing and mains gas central heating. All fitted floor coverings, curtains, window blinds and light fittings are to be included in the sale.

## ACCOMMODATION

### Lounge

**5.02 m x 3.97 m**

Enter through glass panelled exterior door into the lounge. Front facing window. Wall mounted gas fire. Built-in

cupboard housing the electric meter. Door to bedroom 3 and glass panelled door to the dining kitchen. The staircase allows access from lounge to the first floor accommodation.



### Dining Kitchen/Family Area

**3.39 m x 2.98 m**

An open plan dining kitchen, family seating area with side and rear facing windows. The rear facing window enjoys views towards the sea. The kitchen area has been fitted with a selection of base and wall mounted units in an oak effect finish with marble effect countertops and mid-wall panelling. Integrated gas hob and electric, eye-level double

oven. Wall mounted gas central heating boiler. Built-in cupboard with fitted shelving and hanging rail. Fitted high level table providing an informal dining space. Rear facing patio doors allow access to the covered patio area and give lovely sea views towards the Moray Firth.





### **Bedroom 3**

**3.96 m x 2.62 m**

Double size bedroom with front facing window. Double built-in wardrobe with fitted shelf and hanging rail.



### **Staircase**

A timber open tread staircase allows access from the lounge to the first floor accommodation. The first floor landing has a rear facing window, doors to bedroom 1, bedroom 2 and the bathroom. Ceiling hatch allowing access to the loft.

### **Bathroom**

**2.08 m x 2.05 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and jacuzzi bath with shower

fitment above. Fitted bathroom furniture in a white, gloss effect finish providing a double storage cupboard and extending to enclose the cistern. Black marble effect wetwall splashback panelling.



### **Bedroom 1**

**4.61 m x 2.67 m**

Double bedroom with front facing Velux style window. Fitted with a selection of bedroom furniture in a limed oak effect finish comprising of wardrobes, storage cupboards, bedside cabinets and display units.



## Bedroom 2

3.13 m x 2.45 m

Front facing Velux style roof window. Built in cupboard with fitted shelf and hanging rail.



## OUTSIDE

A shared driveway at the side of the property allows access via double gates to the rear garden and off-road parking area. The rear garden is enclosed and terraced providing various levels of gardens which are laid in timber decking, concrete, paved patios, grass and artificial grass for ease of maintenance. Covered seating area access from the patio doors in the dining/family area enjoys views over the rear garden and the rooftops below towards the sea. Off road parking space. Wooden garden shed. Water tap.

## Garage & Workshop

Block built garage with up and over door allowing car access from the driveway. Attached workshop.

## Summer House

Timber summer house with covered seating area provides an ideal space for entertaining or for hobbies.



## SERVICES

Mains water, electricity, gas and drainage.

## ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Summerhouse and wooden garden shed.

**Council Tax** The property is currently registered as band C.

**EPC Banding** EPC= C

## Viewing

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

**Email** [banff.property@stewartwatson.co.uk](mailto: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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