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



***3 Bed Detached Dwellinghouse***

- Lounge & Kitchen
- 3 Bedrooms, Bathroom & WC
- Gas Central Heating & Double Glazing
- Enclosed garden area with paving & stone chips
- Within walking distance to the harbour

***Offers over £125,000***

***Home Report Valuation £130,000***

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

## TYPE OF PROPERTY

We are pleased to offer for sale this 3 bed detached dwellinghouse which is set back from the street and is in walking distance to the harbour. 48 Low Shore benefits from double glazing, gas central heating, and enclosed garden area. Accommodation comprises of a hallway, lounge, kitchen, 3 bedrooms, bathroom and wc.

## ACCOMMODATION

### Hallway

Exterior door leads into the hallway which gives access to the lounge, bedroom 1 and bathroom.



### Lounge (15'10" x 10'10" / 4.82m x 3.30m)

Front facing window and door to kitchen.



### Kitchen (15'9" x 11'1" / 4.80m x 3.39m)

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. Space for white goods. Front and side facing windows. Exterior door leads out to the garden area.



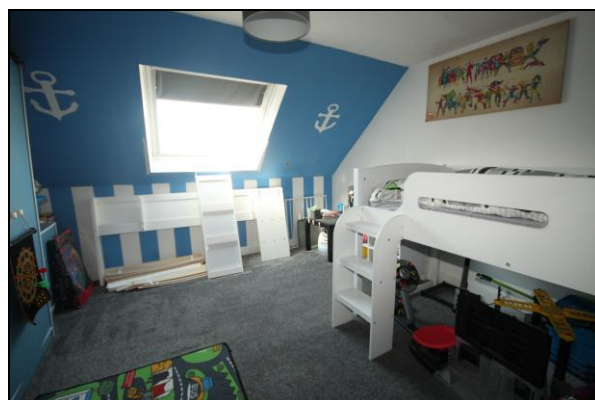


**Bedroom 1 (15'7" x 11'3" / 4.75m x 3.44m)**

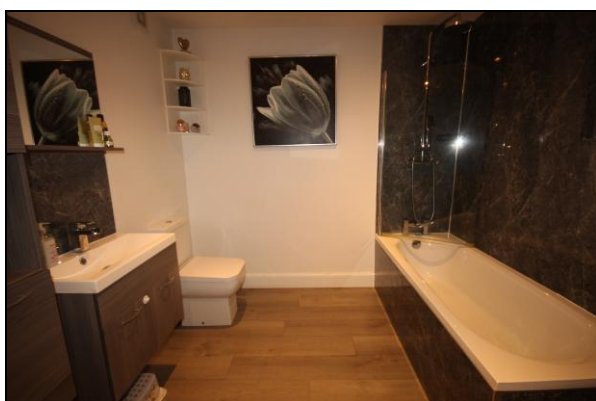
Front facing window and fitted carpet. Built-in wardrobes with sliding doors. Feature shelved alcove.

**Bedroom 2 (13'10" x 11'7" / 4.21m x 3.53m)**

Velux window and fitted carpet.

**Bathroom (11'3" x 10' / 3.42m x 3.04m)**

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

**Bedroom 3 (14' x 12'10" / 4.26m x 3.91m)**

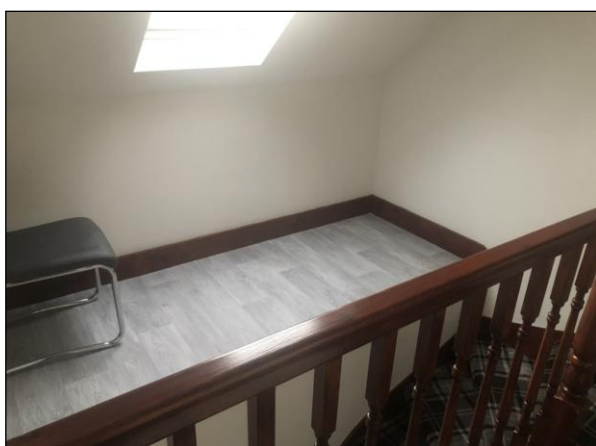
Velux window and fitted carpet. Recessed display shelving.

**WC (10'6" x 7'6" / 3.23m x 2.31m)**

With wc and wash hand basin. Wall mounted central heating boiler. Velux window.

**Staircase**

Carpeted staircase with wooden banister leads to the upper hallway and gives access to 2 bedrooms and WC. Velux window and storage area.



## OUTSIDE

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

## SERVICES

Mains electricity, gas, water and drainage.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included. The range cooker is also included.

## Council Tax Band

B

## EPC Band

D

## Entry

By arrangement.

## Viewing

By contacting our Banff Office on 01261 818883.

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

## Offers

All offers should be submitted in writing to our Banff Office.

## LOCATION

Macduff is a coastal town located on the Moray Firth, directly across the River Deveron from its larger neighbour Banff. It has a range of amenities including Primary schooling with Secondary schooling at Banff, Macduff Medical Practice, local shops, Royal Tarlair Golf Club, The Myrus Golf Centre and Marine Aquarium.

**Reference** DDP/BANFF/A26



**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.  
Contact Property Department at any of our offices.

**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 leases 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  
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35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
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25 Grant Street, Cullen, AB56 4RS (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331