

# STEWART & WATSON

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**31A UNION ROAD  
MACDUFF AB44 1UD**



## *Two Bedroom End Terraced Dwellinghouse*

- Lounge & Dining Room
- Two Bedrooms & Bathroom
- DG & Gas CH
- Courtyard to Rear
- Ideal First Time Purchase

***Offers Over £70,000***

***Home Report Valuation £75,000***

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

## TYPE OF PROPERTY

Situated in the coastal town of Macduff, this Two Bedroom End Terraced Dwellinghouse would represent an ideal purchase for the first time buyer and benefits from Double Glazing and Gas Central Heating. The accommodation comprises of Entrance Hallway, Lounge and Dining Kitchen on the ground floor with Two Bedrooms and Bathroom completing the accommodation on the first floor. Please note most of the furniture is available by separate negotiation. Outside there is on street parking and a courtyard to the rear.

## ACCOMMODATION

### Entrance Hallway

The property is entered through a half glazed front door. Access to the lounge. Stairs to first floor.

### Lounge

**13' 3" x 12' 5"**  
(4.0m x 3.8m )

A spacious room with a window to the front and side of the property allowing plenty of natural sun to flood the room. Decorative fireplace, television point, central heating radiator and solid flooring. Door to dining kitchen.





## Dining Kitchen

**16' 7" x 9' 11"**  
(5.0m x 2.7m)

Located to the rear of the property and fitted with a range of base and eye level units incorporating a 1 ½ stainless steel sink, splashback tiling and coordinating work surfaces. The units further incorporate a slot in cooker, under counter fridge-freezer, dishwasher and washing machine. Space for dining table. Under stair cupboard, central heating radiator and vinyl flooring. Door to courtyard.



## FIRST FLOOR ACCOMMODATION

A carpeted staircase leads to the first floor accommodation. Access hatch to loft space.

## Bedroom 1

**13' 5" x 11' 8"**  
(4.1m x 3.5m)

This bright double bedroom benefits from two cupboards with a Velux window in one of them. Central heating radiator.



## Bedroom 2

11' 2" x 9' 3"  
(3.4m x 2.8m)

A further good sized bedroom located to the rear and benefiting from two built in cupboards either side of the window. Window seat. Central heating radiator and solid flooring.



## Bathroom

Fitted with suite comprising w.c., wash hand basin and bath with shower above and screen to the side. Central heating radiator and solid wood flooring.



## OUTSIDE

There is a courtyard to the rear with shed that incorporates a toilet. The property is close to the sea with partial sea view. On street parking.

## SERVICES

Mains electricity, water, drainage and gas central heating

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain together with the white goods in the kitchen.

## Council Tax Band

A

## EPC Band

D

## Entry

By arrangement

## Viewing

By contacting our Banff Office on 01261 818883 to arrange an appointment.

## Email

Banff.property@stewartwatson.co.uk

## Offers

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

## Reference

Banff/NP/I26



**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 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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