

STEWART & WATSON

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**13 SHORE STREET
MACDUFF, AB44 1UB**



Spacious Mid Terrace Townhouse with Coastal Views

- Views over harbour and Moray Firth
- Lounge, Dining Kitchen, Five Good Sized Bedrooms
- Bathroom. Double Glazing & Gas C H.
- Set over three floors. Garden to rear.
- In need of upgrading and modernisation

Offers Over £79,000

Home Report Valuation £80,000

www.stewartwatson.co.uk

13 SHORE STREET, MACUFF, AB44 1UB

TYPE OF PROPERTY

We offer for sale this traditional mid terrace townhouse, which has views over the harbour and Moray Firth. The property is conveniently placed for the local amenities such as Post Office, convenience store and bus stops. Macduff also has a pharmacy and Aldi supermarket.

ACCOMMODATION

Hallway

Enter through an exterior door to the front into the hallway which has doors to the lounge and dining kitchen. The staircase allows access from this area to the first floor accommodation.

Lounge

5.60m x 2.99m

Front and rear facing windows. Two display alcoves.



Dining Kitchen

5.46m x 3.57m

Front and rear facing windows. Fitted with base and wall units to the rear of the room. Dining area to the front.



Staircase to 1st Floor

Staircase from the front hallway which allows access to first floor accommodation. The first floor landing has doors to three bedrooms and the family bathroom. Staircase to second floor.

Bedroom 1 **3.26m x 2.61m**

Two front facing windows. Views over the bay. Built-in wardrobe with three sliding mirrored doors.



Bedroom 4 **4.45m x 2.79m**

Front facing window.



Bedroom 2 **3.51m x 3.04m**

Front facing window. Outstanding coastal views.

Bedroom 3 **3.26m x 2.61m**

Rear facing window.

Staircase

Rear facing window.

2.49m x 2.38m

Bathroom

Rear facing window. Fitted with bath, toilet, and wash hand basin. Built-in storage cupboard. Wall mounted Alpha gas central heating boiler.



Bedroom 5 **4.43m x 3.26m**

Front facing window.



Boxroom **1.81m x 1.66m**

Front facing window



OUTSIDE

Garden to rear.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

The property will be sold as seen.

Staircase to 2nd Floor

Rear facing window.

Council Tax

The property is currently registered as band C

Email banff.property@stewartwatson.co.uk

EPC Banding

EPC= D

Reference Banff/LAC

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.

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