

# STEWART & WATSON

your **complete** property & legal service

**21 FIFE STREET,  
MACDUFF, AB44 1YA**



## ***2 Bed End Terraced Dwellinghouse***

- Lounge with Open Plan Dining Area, Kitchen & Dining Room
- 2 Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Driveway providing off street parking
- Front & Rear Gardens

***Offers around 105,000***

***Home Report Valuation £105,000***

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

## TYPE OF PROPERTY

We are pleased to offer for sale this well presented 2 bed end terraced dwellinghouse which benefits from gas central heating, double glazing, driveway providing off street parking and front and rear gardens. Accommodation comprises of an entrance hall, lounge with open plan dining area, kitchen, dining room, 2 bedrooms and bathroom.

## ACCOMMODATION

### Entrance Hall

Exterior door leads into the hall which gives access to the lounge and stairs to upper hallway. Large storage cupboard housing the central heating boiler.

### Lounge (18'3" x 11'6" / 5.57m x 3.53m)

Feature electric fire creating a focal point in the bright and airy room. Open plan to dining area. Front facing window and laminate flooring.



### Dining Area (9'4" x 6'2" / 2.86m x 1.88m)

Side facing windows appreciating sea views. Laminate flooring. Door to kitchen.



### Kitchen (9'7" x 9'6" / 2.95m x 2.92m)

Fitted with base and wall units providing storage and integrating the oven, hob, hood and stainless steel sink and drainer. Space for white goods. Rear facing window and door to dining room.



### Dining Room (10'2" x 7'7" / 3.10m x 2.34m)

Laminate flooring and patio door to garden.



### **Staircase**

Carpeted staircase with wooden banister leads to the upper hallway and gives access to 2 bedrooms and shower room. Hatch access to partial floored loft.

### **Bedroom 1 (14'9" x 8'9" / 4.54m x 2.71m)**

Front facing windows appreciating views over Macduff and the Moray Firth. Cupboard.



### **Bedroom 2 (11'7" x 9'2" / 3.56m x 2.80m)**

Rear facing window and fitted carpet.



### **Bathroom (6'1" x 5'4" / 1.85m x 1.64m)**

Fitted with wc, wash hand basin set in vanity unit and bath with shower fitment above. Rear facing opaque window.



## OUTSIDE

To the front of the property there is a driveway providing off street parking, stone chipped area and lawn. A slabbed path leads to the rear garden where there is an area of lawn with drying area.

## SERVICES

Mains electricity, gas, water and drainage.

## ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

## Council Tax Band

A

## 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** PS/BANFF/B26



**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  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331