

STEWART & WATSON

your **complete** property & legal service

**24B SHORE STREET
MACDUFF, AB44 1TX**



Top Floor Flat with Harbour Views

- Communal area shared with one other flat
- Two Bedrooms, Lounge, Dining Kitchen, Bathroom
- Well Maintained Communal Areas
- Popular Coastal Town
- Views over Harbour and Moray Firth

Offers Over £99,000

Home Report Valuation £100,000

www.stewartwatson.co.uk

24B SHORE STREET, MACDUFF, AB44 1TX

TYPE OF PROPERTY

We are delighted to offer for sale this two-bedroom top floor flat occupying the second floor of 24 Shore Street. The property enjoys views over the harbour and Moray Firth beyond. Accommodation comprises hallway, walk-in cupboard, lounge, kitchen, bathroom and two bedrooms.

ACCOMMODATION

Hallway

Hatch to loft space. Doors to lounge, dining kitchen, both bedrooms and bathroom.

Walk-in Cupboard

Light and window overlooking the staircase.

Lounge

4.81m x 3.83m

Front facing window with views over the harbour.



Kitchen

4.97m x 3.46m

Rear facing window. Fitted with a selection of base and wall units incorporating countertops with 1 ½ bowl sink and drainer with mixer tap. Integrated washing machine, fridge freezer, oven, hob and extractor.



Bedroom 1

4.61m x 3.16m

Front facing window with views over the harbour.
Wardrobes to remain.



Bedroom 2

4.61m x 3.16m

Front facing window with views over the harbour.



Bathroom

3.50m x 2.19m

Fitted with bath, separate shower, wash hand basin and toilet. Ladder towel rail. Rear facing window.



ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings together with integrated kitchen appliances.

Council Tax

The property is currently registered as band A

EPC Banding

EPC=C

Viewing

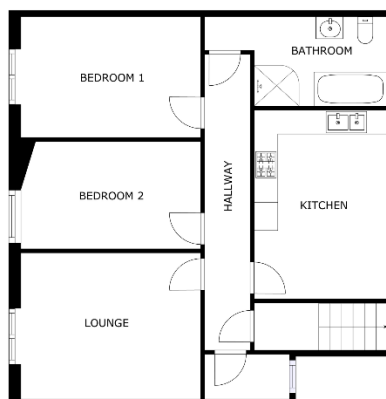
By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC

SERVICES

Mains electricity, water and drainage.



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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