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**20 MARKET STREET,
MACDUFF, AB44 1QN**



3 Bed End Terraced Dwellinghouse

- Lounge & Large Dining Kitchen
- 3 Bedrooms & Bathroom
- Gas Central Heating & Single & Double Glazing
- Enclosed Area to the rear of property
- Within walking distance to local amenities

Offers over £60,000

Home Report Valuation £60,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this 3 bed end terraced dwellinghouse which is within walking distance to the local amenities and benefits from single and double glazing, gas central heating, and enclosed rear area. Accommodation comprises of a hallway, lounge, dining kitchen, 3 bedrooms and bathroom.

ACCOMMODATION

Hallway

Exterior door leads into the hallway which gives access to the lounge, bedroom 1 and stairs to upper hallway. Fitted carpet.

Lounge (23'2" x 14' / 7.07m x 4.26 longest x widest)

L-shaped room with fitted carpet and front facing window. Feature stone fireplace surround.



Dining Kitchen (19'9" x 14'9" / 6.06m x 4.54m)

Spacious room with fitted base and wall units providing storage and integrating the stainless steel sink and drainer, oven, hob and hood. Breakfast bar providing dining space. Fitted carpet. Cupboard. Door to rear garden.



Bedroom 1 (14' x 9'6" / 4.26m x 2.92m)

Front facing window and fitted carpet. Single wardrobe.





Staircase

Carpeted staircase with wooden banister leads to the upper hallway and gives access to 2 bedrooms and bathroom.

Bedroom 2 (13'2" x 12'5" / 4.02m x 3.81m)

Front facing bay window and fitted carpet. Walk in cupboard housing the central heating boiler.



Bedroom 3 (14'1" x 10'8" / 4.29m x 3.29m)

Front facing bay window and fitted carpet. Hatch access to loft.



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

Fitted with a 4 piece suite comprising of wc, wash hand basin, bath and separate shower cubicle. Shelving unit with cupboards.



OUTSIDE

To the rear of the property there is an enclosed area.

SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

C

EPC Band

D

Entry

By arrangement.

Viewing

By contacting our Banff Office on 01261 818883.

Email: 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.

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