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**MARANATHA HALL, 73 DUFF STREET
MACDUFF, AB44 1LQ**



Former Church with Potential for a Variety of Uses

- Located within the popular town of Macduff
- Entrance vestibule, toilet, stairs to balcony
- Main hall, Sunday school hall, Rear hall
- Kitchen, Toilet, Rear vestibule, store room

Offers Over £69,000

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MARANATHA HALL, 73 DUFF STREET, MACDUFF, 1LQ

TYPE OF PROPERTY

We offer for sale this former church which is thought suitable for a variety of uses, subject to the appropriate Local Authority consents. The accommodation currently comprises an entrance vestibule, main hall with baptising pool, Sunday School hall, kitchen, two toilets, store room and rear entrance vestibule.

ACCOMMODATION

Main Entrance

Opening into main hall with doors into the hall on either side. Door to toilet. Door to balcony.

Toilet

Front facing window. Fitted with toilet and wash hand basin.



Main Hall

Doors on either side of the baptising pool leading to the vestry. Offering fantastic potential, this space has beautiful arched windows and decorative traditional features.





Sunday School Hall

9.76m x 4.95m

Located to the rear of the building with doors to the rear hall and store room. Two doors leading to the main hall. Rear facing windows.



Rear Hall

Doors to the kitchen and toilet. Exterior door to the side/front of the property. Roof window.

Kitchen

3.20m x 2.85m

Measurements taken at longest and widest points. Fitted with units, work surfaces and stainless steel sink with drainer.



Toilet

Fitted with a toilet and wash hand basin. Roof window.

Storeroom

3.56m x 1.90m

The storeroom is accessed from the Sunday School hall and has a door leading to the rear entrance vestibule.



Rear Entrance **3.22m x 2.92m**

Accessed from the front/side of the property, this entrance vestibule gives access to the rear of the property. Door to storeroom.

Balcony **9.41m x 5.13m**

Accessed from the front vestibule via a staircase with ornate balustrade, the balcony has a view over the main hall. To the front of the balcony there is ornate metalwork decoration.



View from balcony



OUTSIDE

The property has steps leading from Duff Street with paved areas to the front and side. Exterior doors to either side of the building leading to the rear of the property.

SERVICES

Mains water, drainage and electricity.

ITEMS INCLUDED

The property is to be sold as seen.

Rateable Value

The current rateable value is £6,000.

EPC Banding

Exempt due to being place of worship.

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

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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