

STEWART & WATSON

your **complete** property & legal service

**14 BRUCE STREET,
MACDUFF, AB44 1XA**



3 Bed Semi Detached Dwellinghouse

- Lounge, Sitting Room, Dining Room & Kitchen
- 3 Bedrooms, Shower Room & WC
- Gas Central Heating & Double Glazing
- Double Garage, Large Driveway & Garden
- Appreciating Sea Views

Offers over £175,000

Home Report Valuation £175,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this 3 bed semi detached dwellinghouse which appreciates sea views and benefits from double glazing, gas central heating, double garage, large driveway and garden. The accommodation comprises of an entrance vestibule, wc, sitting room, lounge, dining room, kitchen, rear porch, rear vestibule, 3 bedrooms and shower room.

ACCOMMODATION

Entrance Vestibule

Exterior door leads into the carpeted hallway. Cupboards housing the fusebox, gas meter and electric meter. Wall mounted central heating boiler. Sliding door to WC and door to sitting room.

WC (5'6" x 3'6" / 1.70m x 1.09m)

With wc and wash hand basin. Side facing opaque window.



Sitting Room (16'2" x 14'3" / 4.93m x 4.35m)

Spacious room with doors leading to lounge, dining room, kitchen and garden. Stairs to the upper hallway.



Lounge (16'8" x 11'8" / 5.12m x 3.59m)

Bright and airy room with dual aspect windows. Feature electric fire set in tiled fireplace.



Dining Room (14'5" x 14'2" / 4.41m x 4.32m)

Front and side facing windows appreciating sea views and fitted carpet.



Kitchen (14'2" x 10'2" / 4.32m x 3.10m)

Fitted with base and wall mounted units integrating the cooker and stainless steel sink and drainer. Space for white goods. Cupboard. Door to rear porch.



Bedroom 1 (14'4" x 10'4" / 4.38m x 3.16m)

Front and side facing windows appreciating sea views. Two double wardrobes and fitted carpet.



Rear Porch (20'2" x 4'8" / 6.15m x 1.46m)

Shelved storage space with doors to garden and rear vestibule.



Rear Vestibule

Gives access to the garage and storage cupboard.

Staircase

Carpeted staircase with wooden banister leads to the upper hallway which gives access to the 3 bedrooms and shower room. Two triple cupboards with sliding doors, airing cupboard and large velux window bringing in an abundance of light.

Bedroom 2 (14'3" x 11'4" / 4.35m x 3.47m)

Front facing bay window appreciating sea views. Triple wardrobe with sliding doors and two feature alcoves with cupboards below.





Bedroom 3 (9' x 7'4" / 2.74m x 2.25m)

Front facing window and fitted carpet. Built in worktop area with storage.



Shower Room (10'7" x 7'4" / 3.26m x 2.25m)

With wc, wash hand basin and shower cubicle. Front facing opaque window.



OUTSIDE

A tarred driveway provides off street parking for several cars and leads to the **DOUBLE GARAGE (18' x 16'9" / 5.48m x 5.15m)** which has an electric roller door, light, power and water. There is an area of grass to the side of the property with shrubs and bushes and to the rear there is a stone chipped drying area.



SERVICES

Mains electricity, gas, water and drainage.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

D

EPC Band

E

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/C26



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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