

STEWART & WATSON

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23 MCKAY ROAD
MACDUFF, AB44 1XN



Mid Terraced Dwellinghouse

- Situated in the popular coastal town of Macduff
- Double Glazing and Gas Central Heating
- Hallway, Lounge, Fitted Kitchen
- Three Bedrooms, Shower Room
- Off Street Parking, Garden, shed & greenhouse

Offers Over £94,000

Home Report Valuation £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to offer for sale this mid terraced dwellinghouse situated in the popular coastal town of Macduff. The property comprises lounge, kitchen, three bedrooms and a shower room.

ACCOMMODATION

Hallway

Enter through a glazed exterior door with side screen. Doors to lounge and kitchen. Staircase to upper floor. Front facing window. Low cupboard housing electric meter.



Lounge

5.61m x 3.13m

Dual aspect windows. Fireplace with wooden surround.



Dining Kitchen

3.86m x 3.23m

Rear facing window. Fitted base units with countertops incorporating a stainless steel sink inset. Space for washing machine, cooker and fridge. Fitted extractor. Glazed door to rear garden.



Stairs to upper floor

Rear facing window. Built-in cupboard.

Bedroom 1

3.85m x 2.89m

Front facing window. Built-in wardrobe with hanging rails and shelf.



Bedroom 3

2.71m x 2.42m

At widest points. Rear facing window. Built-in shelved alcove.

Shower room

Rear facing window. Fitted with a toilet, wash hand basin and walk-in shower. Waterproof wall panelling.



Bedroom 2

3.84m x 3.31m

Front facing window. Space for freestanding furniture.



OUTSIDE

To the front of the property there is a tarred driveway which is bordered on both sides by shrubbery. To the rear, there are gravelled areas and a selection of shrubs. A slabbed path leads to the patio. Drying area. Garden shed and greenhouse to remain.

ITEMS INCLUDED

All fitted floorcoverings, window blinds, curtains and light fittings.

Council Tax

The property is currently registered as band A

EPC Banding

EPC= D

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, gas, water & 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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
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