

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



**3 BEDROOM DWELLING-HOUSE WITH
LARGE GARDEN**

**OFFERS
AROUND
£139,000**



grantsmith

L A W P R A C T I C E

formerly trading as Alexander George & Co



We are delighted to offer for sale this 3 bedroom dwelling-house located in a popular residential area of Macduff. The property comprises Lounge, Kitchen, Bathroom and Bedroom on the ground floor with a further 2 Bedrooms on the first floor. There is a large garden with shed to remain.

White goods will remain.

Macduff is a pleasant coastal town situated on the Moray Firth near the mouth of the River Deveron. It has a range of local shops, Library facilities and offers excellent educational and recreational facilities including golf courses at both Macduff and Banff which is only a little over a mile away. There is also a Harbour and Marine Aquarium. Aberdeen is approximately 45 miles distant.

Viewing is recommended to appreciate this property.

Council Tax Band: A EPC Band: D

ENTRY

Entry via exterior door at front into entrance hallway. Hallway provides access to Lounge, Bedroom 1 and stairs to First Floor.

LOUNGE

11.88ft x 13.88ft (3.62m x 4.23m) approx.

Window to front and door leading to Kitchen.



DINING KITCHEN

15.26ft x 12.73ft (4.65m x 3.88m) approx.

Windows to front and side, exterior door to side, ample base and wall units, sink and ½ with drainer and mixer tap, integrated hob, oven and overhead extractor fan. Space for washing machine and fridge/freezer. Space for dining table and sitting area.





BATHROOM

10.79ft x 7.05ft (3.29m x 2.15m) approx.

Frosted window to front, 4 piece suite comprising W.C., wash-hand basin, bath and shower.



BEDROOM 1

13.71ft x 12.17ft (4.18m x 3.71m) approx.

Windows to front and side, shelved alcove with cupboard, small cupboard under window. Door to W.C. with W.C. and wash-hand basin.





FIRST FLOOR

Staircase to First Floor landing with Velux window and cupboard housing boiler. Doors to Bedrooms 2 and 3.

BEDROOM 2

12.01ft (widest) x 11.94ft (widest) (3.66m x 3.64m) approx.

Window to front, small storage cupboard.





BEDROOM 3

13.39ft (widest) x 8.56ft (4.08m x 2.61m) approx.

Window to front, large built in wardrobe.





OUTSIDE

Large tiered garden at side with patio and stone chip areas. Shed to remain.





SERVICES

All mains services: gas, electricity, water and drainage.

ENTRY

By arrangement.

VIEWING

By appointment only through contacting the Grant Smith Law Practice -Tel. 01261 815678 or e-mail banff@grantsmithlaw.co.uk - 25 High Street, Banff, AB45 1AN

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