

STEWART & WATSON

your **complete** property & legal service

2A MANNER STREET
MACDUFF, AB44 1SE



Semi-Detached one Bedroomed home

- .. Lounge & Kitchen
- .. Double Bedroom
- .. Bathroom
- .. D.G. & Gas C.H.
- .. Close to Bus Route

Offers in the Region of £49,950

Home Report Valuation £53,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This semi-detached home is situated within the coastal town of Macduff. The property boasts a Lounge, Kitchen, Bedroom, Bathroom and benefits from double glazing and gas central heating.

ACCOMMODATION

Entrance

A shared UPVC exterior door with decorative glazed panel leads into the shared entrance Vestibule. Door leading into the Hallway.

Hallway

Access to the Lounge and Staircase. Deep walk-in under stair cupboard with light.

Lounge **5.19 (into window) x 3.42** (17'0" x 11'3")

Wall-mounted gas fire. Shelved recessed alcove with shelved cupboard below. Front facing window. Door to the Kitchen.

Kitchen **3.95 (L) x 2.35** (12'11" x 7'9")

Fitted with base units, contrasting worktops and stainless steel sink. Space for slot-in cooker. Three windows, two side facing and one rear facing. Exterior door with frosted glazed panel leads out to the Rear.

Staircase

The Staircase with wooden handrail leads up to the half Landing, with large rear facing roof window. The Staircase continues up to the Landing.

Landing

Access to the Bathroom and Bedroom. Hatch to the Loft.

Bathroom **2.31 (L) x 1.49** (7'7" x 4'11")

Fitted with a 3-piece suite comprising WC, wash hand basin and bath with shower attachment from the taps, shower curtain and rail above. Front facing frosted glazed window.



Bedroom **4.00 (L) x 3.42 (W)** (13'2" x 11'3")

Double bedroom with two built-in wardrobes, one with hanging rail and shelf and one housing the domestic hot water cylinder. Front facing window.



OUTSIDE

To the front of the property there is a shared pathway leading to a gate which gives access to the Rear.

SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale.

Council Tax

Currently Band A

EPC Banding

EPC=E

Entry

By arrangement

Viewing

Contact our Banff office – (01261) 818883

Email

Email: banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff office

Reference Banff/EJ