

STEWART & WATSON

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FLAT 10, MARNIC COURT, MANNER STREET MACDUFF AB44 1SE



Second Floor Flat with Sea views

- ... Lounge with Dining Area & Kitchen
- ... 3 Bedrooms & Shower Room
- ... Communal Parking Area
- ... D.G. & Electric Heating
- ... Sea Views

Offers Over £80,000

Home Report Valuation £80,000

FLAT 10, MARNIC COURT, MANNER STREET, MACDUFF, AB44 1SE

TYPE OF PROPERTY

This second floor flat is situated within the coastal Town of Macduff. The accommodation comprises a Lounge with Dining Area, Kitchen, 3 Bedrooms, Shower Room and benefits from double glazing and electric heating. An added bonus is the communal parking area.

ACCOMMODATION

Entrance

Wooden door leads into the Hallway.

Hallway

The Hallway gives access to all accommodation. Built-in shelved cupboard houses the domestic hot water cylinder. Purpose built wall-mounted cupboard houses the electric fuse box.

Bedroom 1 **4.86 (into window) x 4.14** (15'11" x 13'7")

Built-in wardrobe with hanging rail and shelf enclosed by double mirrored doors. Fixed shelving. Window with sea view.

Shower Room **3.33 (into window) x 2.86 (into shower)** (10'11" x 9'4")

Fitted with a 3-piece suite comprising WC, wash hand basin and large shower tray with a mains shower valve enclosed by glazed screen. Frosted glazed window.

Bedroom 2 **4.45 (L) x 3.26** (14'7" x 10'8")

Built-in wardrobe with hanging rail and shelf enclosed by double mirrored doors. Window with sea view.

Bedroom 3 **4.02 x 3.24** (13'2" x 10'8")

Built-in wardrobe with hanging rail and shelf enclosed by mirrored sliding doors. Window with sea view.

Kitchen **3.96 x 2.73** (13'0" x 8'11")

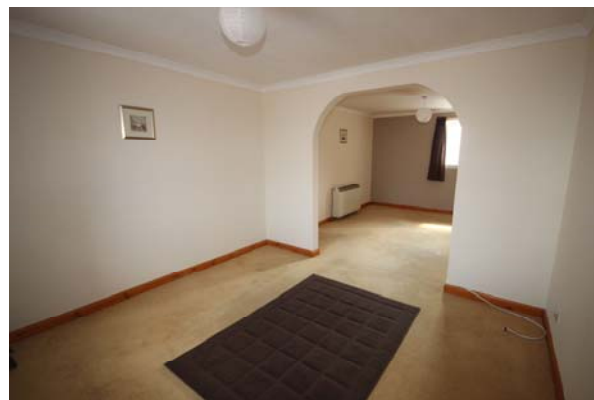
Fitted with base and wall units with contrasting worktops and stainless steel sink. Slot-in cooker, fridge/freezer, washing machine and tumble dryer. Window.

Lounge (with Dining Area) **3.76 x 3.29** (12'4" x 10'9")

Window. Access to the Dining Area.

Dining Area **3.29 x 3.25** (10'9" x 10'8")

Room for table and chairs. Window.



OUTSIDE

Shared access from Manner Street leads into Marnic Court, where there is communal parking and refuse bins storage area. The property has shared access via an intercom entry system.

SERVICES

Mains electricity, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings and curtains are to be included in the sale. The cooker, fridge/freezer, washing machine and tumble dryer are also to be included.

ADDITIONAL INFORMATION

Some of the photographs have been provided by the current owner.

Council Tax

Currently Band C

Entry

By arrangement

EPC Banding

EPC=D

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