

STEWART & WATSON

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103 DUFF STREET
MACDUFF AB44 1NL



Semi-Detached home with Parking & Garden

- .. Lounge & Dining Kitchen
- .. 2 Bedrooms & Bathroom
- .. D.G. & Gas C.H.
- .. Off-Street Parking
- .. Garden

Offers in the Region of £85,000

Home Report Valuation £85,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This semi-detached home is situated in the coastal town of Macduff, close to local amenities. The accommodation comprises a Lounge, Dining Kitchen, 2 Bedrooms, Bathroom and benefits from double glazing and gas central heating. An added bonus is the off-street Parking and Garden.

ACCOMMODATION

Entrance

Wooden exterior door with glazed panels leads into the Hall.

Hall

Access to the Lounge and the Staircase. Under stair storage area houses the electric meter and fuse box.

Lounge 4.30 x 3.15 (W) (14'1" x 10'4")

Fireplace with a gas fire. Front facing window. Door to the Dining Kitchen.

Dining Kitchen 5.21 (L) x 2.67 (W) (17'1" x 8'9")

Fitted with base and wall units with contrasting worktops and stainless steel sink. Slot-in cooker. Room for table and chairs. The gas central heating boiler is wall-mounted in this area. Two rear facing windows. Sliding door gives access to the rear vestibule.

Rear Vestibule

Fridge/freezer. UPVC exterior door with glazed panel leads outside.

Staircase

The staircase with wooden handrail leads up to the Landing.

Landing

Access to the 2 Bedrooms and Bathroom. Hatch to loft. Side facing window.

Bedroom 1 3.62 x 2.97 (11'10" x 9'9")

Built-in wardrobes with hanging rail and shelving enclosed by double doors with top storage above. Built-in cupboard. Front facing window.

Bedroom 2 3.26 (L) x 3.20 (10'8" x 10'6")

Fixed storage. Rear facing window.

Bathroom

1.94 x 1.71
(6'4" x 5'7")

Fitted with a 3-piece suite comprising WC, wash hand basin and bath with mixer tap. Rear facing frosted glazed window.



OUTSIDE

To the front of the property there is a pathway with stone-chipped areas to either side leading to the front door. To the side of the property there is a driveway which provides off-street parking. To the rear of the property there is a paved area with wooden shed and coal bunker. Cold water tap. Steps lead up to the Garden, where there are grassed area with clothes drying facilities, established shrubs, plants, trees and bushes. Greenhouse.

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. The slot-in cooker and fridge/freezer are also included.

Council Tax

Currently Band A

EPC Banding

EPC=C

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