

# STEWART & WATSON

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**32 MELROSE CRESCENT**  
*MACDUFF AB44 1QX*



***Detached Bungalow with Garage, Parking & Garden***

- ... Lounge & Dining Kitchen (on open plan to Garden Room)
- ... 3 Bedrooms & Bathroom
- ... Utility Room & WC
- ... Integral Garage & Off-Street Parking
- ... Enclosed Rear Garden

***Offers Over £240,000***  
***Home Report Valuation £240,000***  
***www.stewartwatson.co.uk***

## TYPE OF PROPERTY

This detached bungalow is situated in a popular residential area within the coastal town of Macduff. The accommodation comprises of Lounge, Dining Kitchen (on open plan to Garden Room), 3 Bedrooms, Bathroom, Utility Room, WC, Integral Garage and benefits from double glazing and gas central heating. Off-Street Parking to the front of the property. Large enclosed Garden to the rear.

## ACCOMMODATION

### Entrance

UPVC exterior door with decorative glazed panel leads into the vestibule, which has a door to the Hallway.

### Hallway

Access to the Lounge, Dining Kitchen (on open plan to the Garden Room), 3 Bedrooms and Bathroom. Walk-in shelved cupboard with light measures **1.98 x 1.08** (6'6" x 3'6"). Built-in cupboard houses the domestic hot water cylinder.

**Lounge** **6.27 (into window) x 4.46**  
(20'7" x 14'7")

Spacious room with a front facing bay window.



**Dining Kitchen (on open plan to Garden Room)** **7.40 (L) x 6.93 (W)**  
(24'3" x 22'9")

The Kitchen is fitted with base and wall units with contrasting worktops and stainless steel sink. Integrated fridge/freezer, dishwasher, microwave, oven and gas hob with chimney style hood above. Breakfasting bar. Rear facing

window. The Kitchen is on open plan to the Garden Room. Door to the Utility Room.



### Garden Room

Windows. French doors lead out to the Rear.





**Utility Room** **3.50 (L) x 3.19 (W)**  
(11'6" x 10'6")

Fitted with base and wall units with contrasting worktops and stainless steel sink. Washing machine and tumble dryer. Hatch to the partially floored Loft. Rear facing window. UPVC exterior door with frosted glazed panel leads out to the Rear. Doors to the Integral Garage and WC.



**Integral Garage** **4.98 x 3.65**  
(16'4" x 12'0")

The Integral Garage with power and light is accessed via an up and over vehicular door. The gas central heating boiler is wall mounted in this area.

**WC** **2.25 x 0.90**  
(7'4" x 2'11")

Fitted with a 2-piece suite comprising WC and wash hand basin. Side facing frosted glazed window.

**Bedroom 1** **3.66 x 3.54**  
(12'0" x 11'7")

Two built-in wardrobes with hanging rail and shelving enclosed by double mirrored doors. Rear facing window.



**Bedroom 2** **3.51 x 3.26**  
(11'6" x 10'8")

Built-in wardrobe with hanging rail and shelf enclosed by double doors. Front facing window.



**Bedroom 3** **3.26 x 2.95**  
(10'8" x 9'8")

Built-in cupboard with hanging rail and shelf. Front facing window.





### Bathroom

**3.55 x 2.28**  
(11'8" x 7'6")

Fitted with a 4-piece suite comprising WC, counter top wash hand basin with vanity unit below, bath with shower attachment from the tap and large corner shower tray with a mains shower valve enclosed by glazed door. Chrome ladder towel rail. Rear facing frosted glazed window.



### OUTSIDE

To the front of the property there is a tarred driveway which provides off-street parking and access to the Integral Garage. Stone-chipped area. To either side of the property, there is a paved pathway which leads to a gate giving access to the enclosed Rear Garden, where there is a large grassed area with rotary clothes dryer and a paved patio area .



### SERVICES

Mains gas, electricity, water and drainage.

### ITEMS INCLUDED

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

### Council Tax

Currently Band E

### EPC Banding

EPC=C

### Entry

By arrangement

### Viewing

Contact our Banff office – (01261) 818883

### Email

Email: [banff.property@stewartwatson.co.uk](mailto:banff.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Banff office

### Reference Banff/EJ