

# STEWART & WATSON

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**53 DEYHILL**  
**MACDUFF AB44 1PX**



## *Mid-Terraced home with Garden*

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

***Offers in the Region of £90,000***

***Home Report Valuation £90,000***

***www.stewartwatson.co.uk***

## TYPE OF PROPERTY

This mid-terraced home is situated in a residential area within the coastal town of Macduff. The accommodation comprises of Lounge, Dining Kitchen, 2 Bedrooms, Bathroom and benefits from double glazing and gas central heating. Garden to the rear.

## ACCOMMODATION

### Entrance

UPVC exterior door with decorative glazed panels leads into the Hallway.

### Hallway

Access to the Lounge, Dining Kitchen and Staircase. Under stairs shelved cupboard. Purpose built cupboard houses the electric meter and fuse box.

### Lounge 4.13 x 3.70 (W) (13'7" x 12'2")

Fireplace with an electric coal effect fire situated on the hearth. Front facing window.

### Dining Kitchen 5.59 x 1.94 (18'4" x 6'4")

Fitted with base and wall units with contrasting worktops and stainless steel sink. Slot-in cooker, fridge/freezer, washing machine and tumble dryer. Room for table and chairs. The gas central heating boiler is wall-mounted in this area. Rear facing window. Patio doors lead out to the rear.

### Staircase

The Staircase with wooden handrail and balustrade leads up to the Landing.

### Landing

Access to the 2 Bedrooms and Bathroom. Hatch to Loft.

### Bedroom 1 4.66 x 2.81 (15'3" x 9'3")

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

### Bedroom 2 3.59 x 2.71 (11'9" x 8'11")

Two cupboards, one with hanging rail and shelf and one shelved. Rear facing window.

### Bathroom 1.95 x 1.68 (6'5" x 5'6")

Fitted with a 3-piece suite comprising WC, wash hand basin and bath with an electric shower and glazed screen above. Rear facing frosted glazed window.



## OUTSIDE

To the front of the property there is a paved pathway with stone-chipped areas to either side. Steps lead up to the front door. To the rear of the property there are paved pathways with stone-chipped and grassed areas. Wooden shed. Cold water tap. Stone-chipped area with rotary clothes dryer. Access to the two neighbouring properties, where the owner has right of access for their refuse bins. The owners of the neighbouring properties also have right of access over the rear for their refuse bins.

## SERVICES

Mains gas, electricity, water and drainage.

## ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains and blinds are included in the sale. The slot-in cooker, fridge/freezer, washing machine and tumble dryer are also to be included – please note, no guarantee can be given for the working order of these items. The sofa may also be 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](mailto:banff.property@stewartwatson.co.uk)

## Offers

All offers should be submitted in writing to our Banff office

## Reference Banff/EJ