

STEWART & WATSON

your **complete** property & legal service

34A LOW SHORE MACDUFF AB44 1RE



End-Terraced Three Bedroom Home

- ... Lounge & Kitchen
- ... 3 Bedrooms & Bathroom
- ... Gas C.H. / Unfurnished
- ... EPC=E / 381857/110/07371
- ... LARN1904084

£550 pcm

34A LOW SHORE, MACDUFF, AB44 1RE

ACCOMMODATION

Entrance

Exterior door leads into the Hallway, which gives access to the Lounge and Staircase. Purpose built cupboard houses the electric meter and fuse box.

Lounge

5.17 x 3.32
(17'0" x 10'11")

Fire surround with a wall mounted electric fire. Two alcoves with cupboards below. Front facing window. Door to the Kitchen.

Kitchen

3.39 (L) x 2.79
(11'1" x 9'2")

Fitted with base and wall units with contrasting worktop and stainless steel sink. Fridge/freezer, washing machine and freestanding electric cooker with chimney style hood above. Rear facing window.

Staircase

The staircase leads up to the Landing, which gives access to the 3 Bedrooms and Bathroom. Front facing skylight window.

Bedroom 1

4.76 x 3.23
(15'7" x 10'7")

Two built-in cupboards, one with hanging rail and shelf, the other houses the gas central heating boiler. Hatch to Loft. Front facing window.

Bedroom 2

3.19 x 2.33
(10'5" x 7'8")

Front facing window.

Bedroom 3

3.13 x 2.42
(10'3" x 7'11")

Rear facing window.



Bathroom

3.35 (L) x 2.64
(11'0" x 8'8")

Fitted with a 4-piece suite comprising WC, semi-recessed wash hand basin with vanity unit below, bath and shower tray with a mains shower valve enclosed by glazed door. Rear facing frosted glazed window.

SERVICES

Mains gas, electricity, water and drainage.

ITEMS INCLUDED

Unfurnished

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

Applications

To be made on our application form available from any of our offices and submitted along with two references.

Landlord Registration Number

381857/110/07371

Terms

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

Reference Banff/EJ

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

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38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS
17-19 Duke Street, Huntly, AB54 8DL

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