

STEWART & WATSON

your **complete** property & legal service

**12A SHORE STREET, MACDUFF
AB44 1UB**



Two Bedroom Ground Floor Flat

- Open Plan Lounge and Kitchen
- Two Bedrooms, Utility Cupboard & Shower Room
- DG & Gas CH
- On Street Parking
- Part Furnished Basis

£525 Per Month

Letting Agent Registration Number is LARN1904084

Landlord Registration Number 1807094/110/16072

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated within the coastal town of Macduff on the harbour front location, we offer for lease on a Part Furnished basis, this Self Contained Two Bedroom Ground Floor Flat which benefits from Double Glazing and Gas Central Heating. The accommodation includes an open plan Lounge and Kitchen, Two Bedrooms, Utility Cupboard and Shower Room and benefits from double glazing and gas central heating. Garden area with summer house. Potential investment property. An added bonus are the Sea Views that can be appreciated from the front of the property.

ACCOMMODATION

Entrance Hallway

Front door leads into the entrance which has a built-in cupboard, central heating radiator and laminate flooring.

Lounge and Kitchen 13' 2" x 12' 0" (4.01m x 3.65m)

Two windows boasting views of Macduff harbour making this area light and bright. Shelved recess, television points, two central heating radiators and laminate flooring. The kitchen has been fitted with a range of base and eye level units incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. The units further incorporate an electric hob with oven below and hood above.



Bedroom 1

12' 0" x 8' 3"
(3.65m x 2.52m)

Located to the rear of the property and benefiting from a built in cupboard incorporating hanging rail and shelf space. Central heating radiator and laminate flooring.

**Bedroom 2**

11' 2" x 9' 5"
(3.40m x 2.89m)

Located to the front of the property and benefiting from a built in cupboard incorporating hanging rail and shelf.

**Rear Hallway**

The rear hallway gives access to the utility cupboard and the exterior door.

Shower Room

Fitted with a white suite comprising of w.c., wash hand basin set in vanity and shower. Vinyl flooring.



Services

Mains water, drainage, electricity and gas central heating

Applications

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

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Terms of Lease

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills, including chimney sweeping - where applicable. Payment of one month's rent together with a deposit of one month's rent will be required prior to lease commencing.

Council Tax Band

A

EPC Band

C

Entry

By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

banff.property@stewartwatson.co.uk

Reference

Banff/YF/H26

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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