



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**6/8 Church Street**

MACDUFF, ABERDEENSHIRE, AB44 1UR

# Macduff



Located within the seaside town of Macduff on the coastal footpath of the Moray Firth. From here you are within a short drive to some of the most talked about beaches on the Moray coast, where an abundance of wild-life can be seen such as seals, dolphins and the numerous species of birds that frequent this coastline. Macduff is a historic town with its own busy working harbour and boat building industry it also boasts spectacular scenery in and around the locality. The historic Duff House, the stunning marina at Banff, harbours and spectacular beaches and rugged coastline, all of which add to the appeal of this area which is frequented by numerous visitors, especially during peak seasons. All the other normal facilities one would expect from the vibrant seaside towns of Macduff and Banff are available such as primary school and secondary school facilities, a recently opened leisure centre. NHS health centre, small shops, post office, restaurants and major supermarkets. There are also fantastic tearooms, delicatessens, other eateries, hotels and pubs to be enjoyed.

The River Deveron is right on your doorstep and is renowned for its salmon and trout fishing with other numerous leisure facilities available in the area, including two immaculate 18 hole golf courses. The famous Royal Tarlair is located just a short walk from the property and the Duff House Royal golf course is less than a mile in the town of Banff. A comprehensive East Coast bus network operates through both towns.



View of Harbour from Bedroom Window

# 6/8 Church Street

6/8 Church Street is a spacious four bedroom detached property situated in the lower part of the popular seaside town of Macduff. The property is located in a quiet residential area and a short walk or evening stroll to the local harbour, local shops, and all other amenities. Offering spacious living accommodation over two floors the present owners have carried out multiple upgrades including bathroom and shower room and external paint. The property further benefits from full UPVC double glazing and gas central heating. The property would suit the young family with room to grow or the extended family. Early viewing is a must to appreciate the location and size of the accommodation that this property has to offer.

The property comprises a hall leading to all other accommodation, large dual aspect lounge, dining kitchen with multiple wall and base units with contrasting worktops, reception, family bathroom with shower over the bath, fantastic conservatory with access provided to the rear garden. A carpeted staircase with wooden balustrade leads to the first-floor landing and two spacious doubled bedrooms both have fitted wardrobes. There is a further single bedroom a study/storeroom and a three piece family shower room completes the accommodation on offer.

On-street, free parking is available immediately to the front of the property with a gated driveway leading to the large stone garage and rear garden. This spacious garden is laid mostly to lawn with a large border containing numerous shrubs, plants and seasonal flowers. A stone patio is a fantastic area to enjoy the afternoon sun and for entertaining. The garden has a large perimeter wall on three sides creating a secure environment for those with children. A wooden garden shed along with the outside store with water supply adjacent to the property provides further storage.



“...a spacious four bedroom detached property situated in the lower part of the popular seaside town of Macduff...”



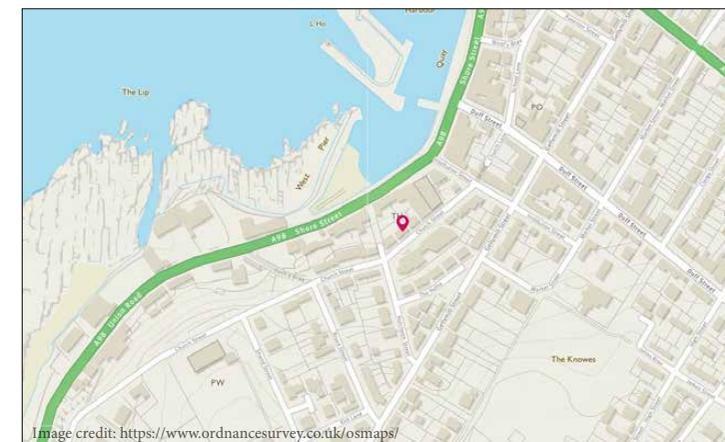
Approximate Dimensions  
(Taken from the widest point)

Reception Room	4.10m (13'5") x 3.10m (10'2")
Lounge	5.40m (17'9") x 3.20m (10'6")
Kitchen	4.30m (14'1") x 3.70m (12'2")
Conservatory	3.00m (9'10") x 2.90m (9'6")
Bedroom 1	5.93m (19'6") x 3.20m (10'6")
Bedroom 2	5.93m (19'6") x 3.90m (12'10")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Study/Store	2.60m (8'6") x 1.60m (5'3")
Bathroom	3.80m (12'6") x 2.00m (6'7")
Shower Room	2.60m (8'6") x 1.60m (5'3")

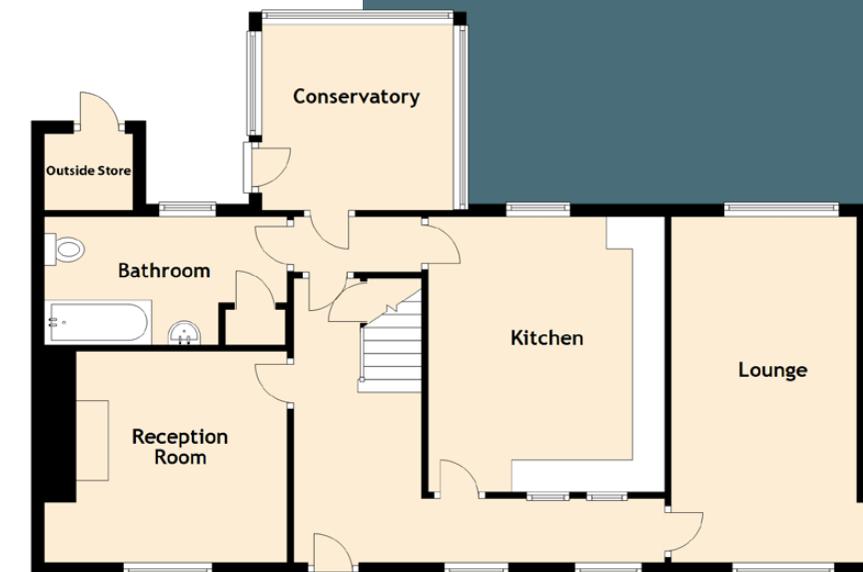
Gross internal floor area (m<sup>2</sup>): 125m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds and light fittings.



Ground Floor



First Floor





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**Part  
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