



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**22 High Street**  
MACDUFF, ABERDEENSHIRE, AB44 1LS







# THE LOCATION

*Macduff, Aberdeenshire*

This fantastic property and the town of Macduff are on the coastal footpath of the Moray Firth, you are within a short drive to some of the most talked-about beaches on the Moray coast, Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds.

Macduff is a historic little place with its own working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There is a pre-school, primary school and secondary school facilities available, with several banking options, a major NHS health centre, local shops, post office, major supermarkets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons.



# 22 HIGH STREET

*Macduff, Aberdeenshire*

22 High Street is a traditional two-bedroom self-contained Maisonette occupying a single level on the upper floor of a two-storey block of four property's, situated in the popular picturesque seaside town of Macduff. The property is located in a quiet residential area a short walk or evening stroll will take you to the working harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town. The present owners during their tenure have continuously modernized and upgraded when and where necessary, a new kitchen and shower room being the most recent, further benefitting from full double glazing and gas central heating. This could be a fantastic first-time purchase, a buy to let investment, or has the potential to be a holiday let, early viewing is highly recommended to fully appreciate the quality of this property.

The property comprises; Front door to the carpeted stairway with wooden balustrade leading to hallway and all accommodation, large lounge with views across Macduff to the Moray Firth, recent kitchen with wall and base mounted units, Immaculate recently installed three piece shower room, two double bedrooms with fitted wardrobes/cupboards.

To the side of the property, there is off-street parking for two vehicles on a newly tarred driveway. A concrete set of steps leads you to the south-facing elevated garden area, laid to lawn and bordered by a stone wall or fence, a perfect spot for some alfresco dining enjoying the sun and views.







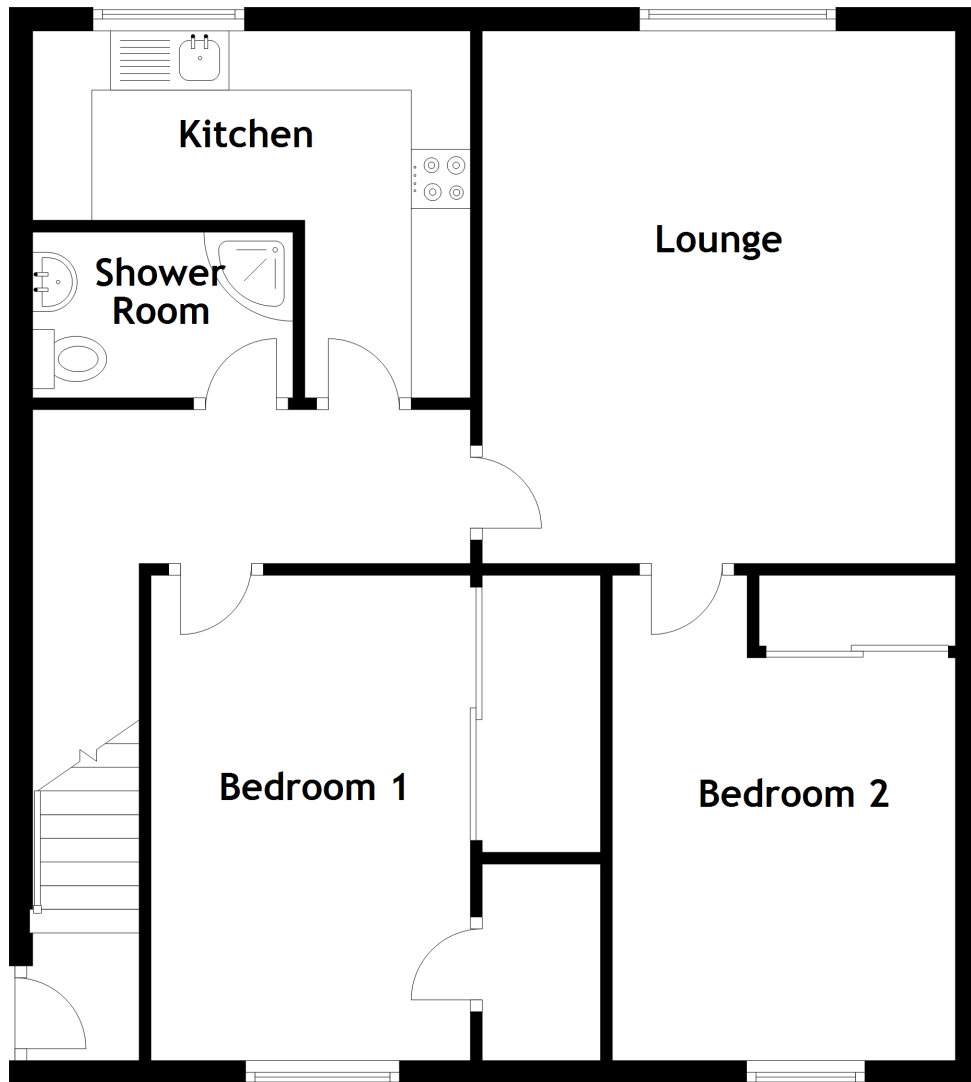




*Bedroom & Bathroom*







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Shower Room	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C

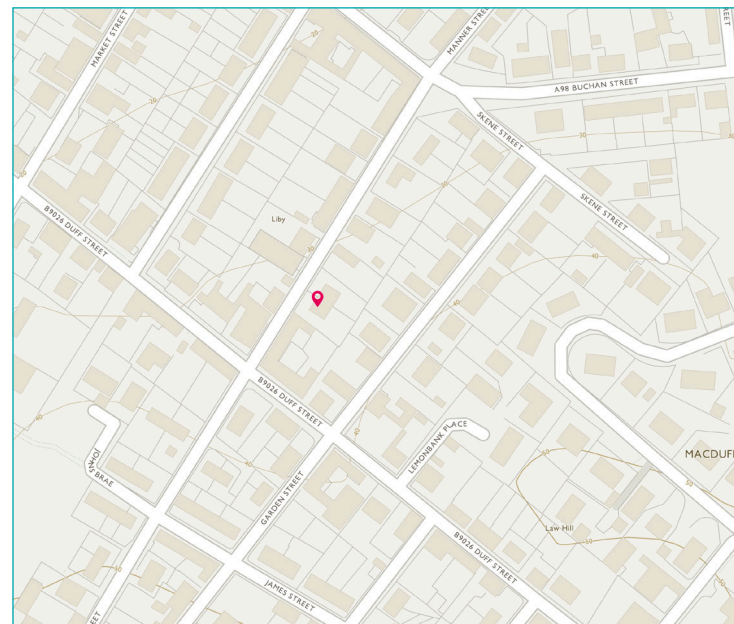


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