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18 Hutcheon Street

MACDUFF, ABERDEENSHIRE, AB44 1UP

MACDUFF, ABERDEENSHIRE



The property is located in the busy fishing port of Macduff with views from the rear garden of the Moray Firth Coast, a short drive will take you to many of the most scenic beaches in the north east of Scotland such as Banff Links, Sandend, and Cullen. Here you can find yourself on miles of white sandy beaches participating in the many water sports or watching the windsurfers and the wildlife which includes seals, dolphins and numerous species of birds.

The area provides a wide variety of leisure facilities including golf at the Royal Tarlair (a short walk from the property) Duff House Royal golf course in Banff. The River Deveron is close by and is renowned for its salmon and trout fishing. The Angler really is spoilt for choice with local rivers, beaches and rugged coastline to fish.

The seaside town of Macduff is of a historical

Importance and has its own working harbour. There are excellent pre-school, primary and secondary schools in the area together with NHS health centres, recently completed leisure centre, local shops, Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs. Macduff is also a popular holiday resort. A comprehensive East Coast bus network operates through the town to the cities of Aberdeen and Inverness.



A SPACIOUS IMMACULATE DETACHED FOUR BEDROOM PROPERTY WITH
LARGE GARDEN LOCATED IN A POPULAR SEASIDE TOWN



Scenic views of Macduff Bay & Views from the property

18 HUTCHEON STREET



18 Hutcheon Street Macduff is a substantial detached four bedroom property which the present owners have upgraded and maintained to an impeccable standard with no expense spared and provides modern day family living over two levels. The property boasts many appealing features, superior stylish fittings and furnishings including a stunning lounge with multi-fuel fire and feature wall recently completed shower room and en-suite shower room and an upper floor sunroom to name but a few.

Further benefiting from immaculate fresh neutral decor, gas central heating and full double glazing. A fantastic spacious, ideally located property which will suit the growing family, early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property is located in a quiet residential area and a short distance from all the amenities you would expect to find in a vibrant seaside town. The property comprises a fully integrated kitchen and utility area, family room. From the hall,

you have the formal dining room leading to the lounge with multi-fuel fire and patio doors to the rear garden. Bedroom four also features fitted wardrobes. This level is completed by a recently installed shower room.

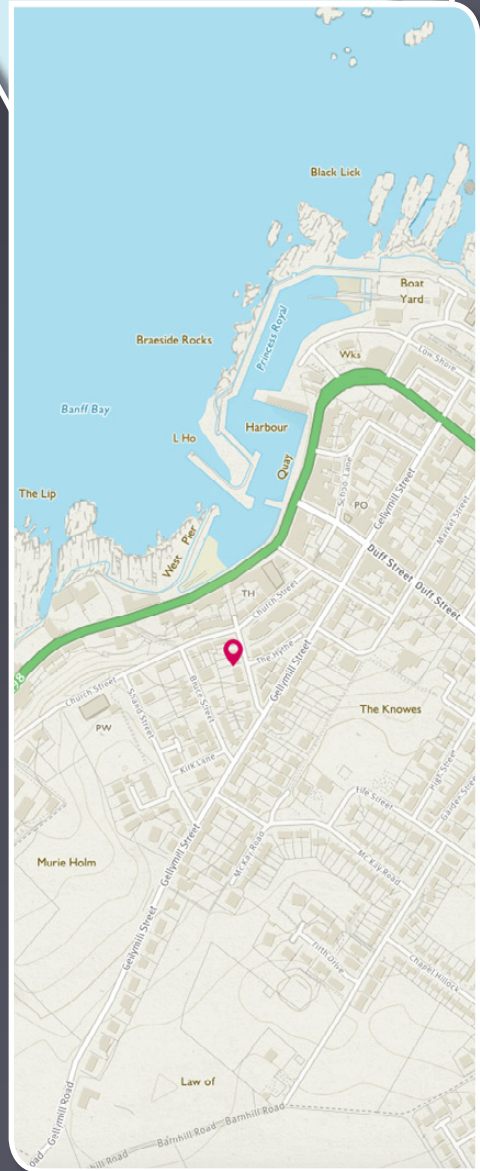
The first floor comprises Master bedroom with stunning en-suite shower room and balcony, two further doubled bedrooms all of which have fitted wardrobes. From the upper hallway, you have access to the spacious conservatory/sunroom which leads to the large garden.

To the front of the property, an ungated boundary wall allows parking for multiple vehicles on a stone chip driveway that leads to the two spacious garages both have power and light. The rear garden is split into two areas laid mostly to lawn with borders that are awash with colour from the multiple mature plants, shrubs and seasonal flowers. A stone chip pathway leads to the lower spacious walled patio area that is laid to decorative stone paving, private and a perfect area for entertaining and enjoying the sun.





Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)



Lounge	5.70m (18'8") x 4.20m (13'9")
Upper Lounge	5.20m (17'1") x 3.30m (10'10")
Family Room	4.00m (13'1") x 3.00m (9'10")
Dining Room	4.20m (13'9") x 3.00m (9'10")
Kitchen	5.90m (19'4") x 3.00m (9'10")
Bedroom 1	5.70m (18'8") x 4.50m (14'9")
En-suite	2.50m (8'2") x 2.10m (6'11")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")
Shower Room	3.00m (9'10") x 1.60m (5'3")



Gross internal floor area (m²)

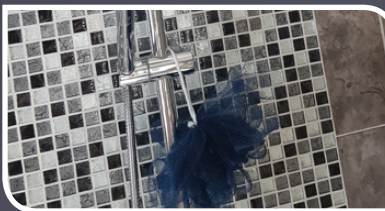
166m²

EPC Rating

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Extras (Included in the sale)

All fitted floor coverings, blinds, curtains, light fittings are included in the sale.





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