

114 Gellymill Street

MACDUFF, ABERDEENSHIRE, AB44 1XD



A FANTASTIC FIRST-TIME PURCHASE FOR A YOUNG FAMILY, CLOSE TO ALL AMENITIES AND SCHOOLS.



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114 Gellymill Street, Macduff is a traditional stone-and-slate property situated in an elevated position within the charming seaside town of Macduff. Located in a quiet residential area, it lies just a short stroll from the harbour, shops, supermarkets, and all the amenities expected of a vibrant coastal community.

This spacious home extends over two floors and has been carefully maintained and upgraded by the current owners throughout their tenure. The ground floor comprises two principal rooms, with the adjacent garage having been converted into a dining kitchen. This adaptation has created additional living space and allowed for a third bedroom to be positioned at the rear of the property. The home further benefits from full double-glazed windows, gas central heating, and has been decorated in a fresh, neutral palette throughout most of the interior.

The accommodation comprises an entrance hall giving access to all principal rooms. The generous lounge, positioned to the front of the property, features a wood-burning stove. The formal dining room is of excellent proportions and retains an original open working fireplace, offering ample space for a large dining table and chairs.



Dining Room





The kitchen is filled with natural light, courtesy of a front-facing window and a patio door at the rear, which provides direct access to the garden. It benefits from an abundance of base units with contrasting worktops and offers a combination of integrated and freestanding appliances.







To the rear of the property, there is a third double bedroom and a three-piece family bathroom, complete with a shower over the bath. A rear hallway also provides access to the garden.







A carpeted staircase with a wooden balustrade leads to the upper floor, where two large double bedrooms are located, each featuring bay-style windows and fitted cupboards.





Bedroom 2





Gross internal floor area (m²): 115m²

EPC Rating: D



The extensive, south-facing rear garden is enclosed by a high perimeter wall or fence, ensuring a secure environment for both children and pets. Predominantly laid to lawn, the garden features borders brimming with mature trees, shrubs, plants, and seasonal flowers that provide a profusion of colour throughout the year. Accessible from the kitchen and via the rear door, a patio laid with decorative stone chips offers an ideal setting for al fresco dining and entertaining. Further up the garden, a raised decked area provides a perfect vantage point for enjoying the late afternoon sun.

Free on-street parking is available immediately to the front of the property. This property represents an excellent first-time purchase for a young family. Early viewing is highly recommended to fully appreciate the location and standard of accommodation on offer.

The Property





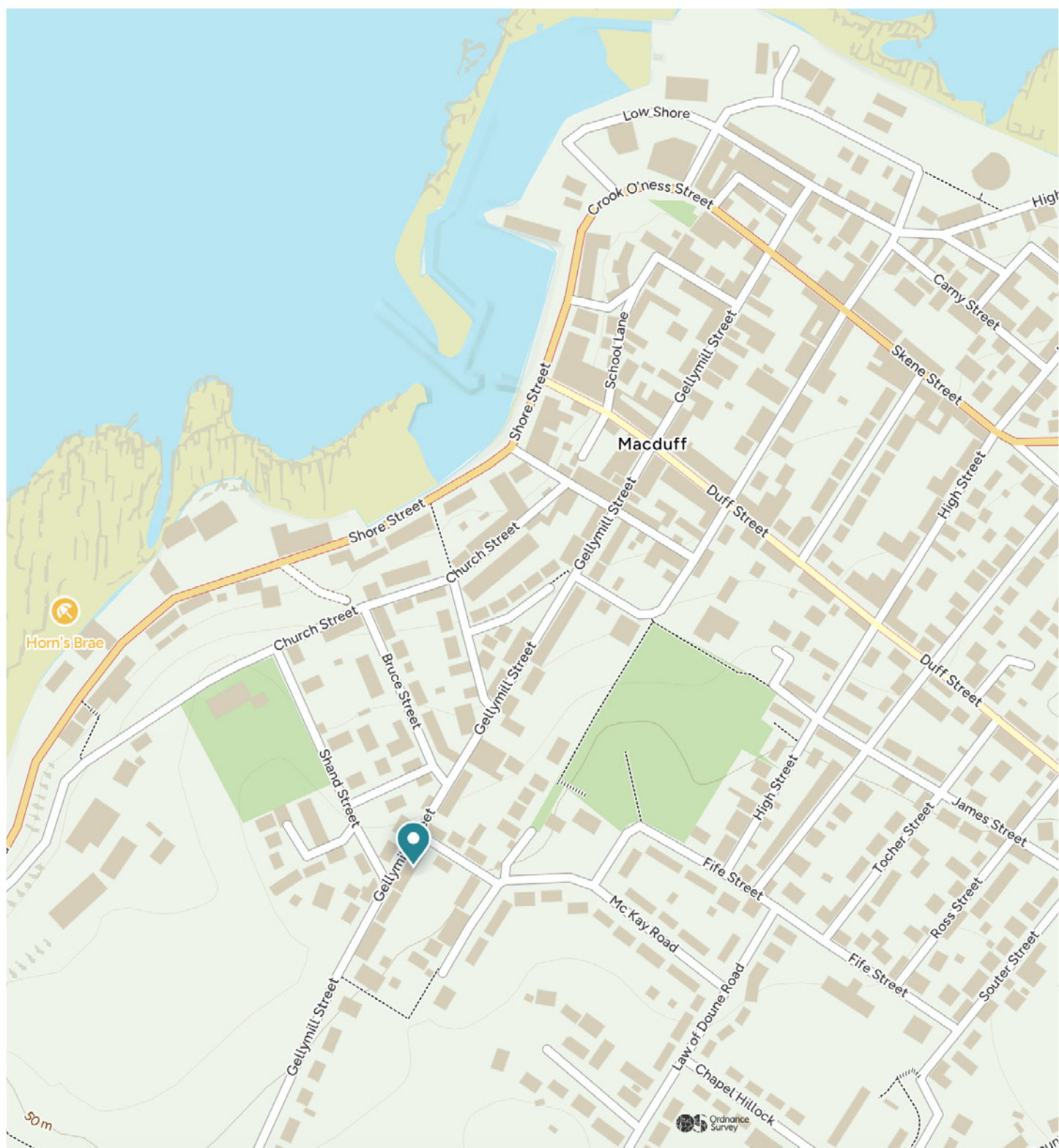


This exceptional property and the town of Macduff are situated along the Moray Firth coastal footpath, within a short drive of celebrated beaches such as Boyndie, Sandend, and Cullen. These shores offer complete tranquillity, accompanied only by abundant wildlife, including seals, dolphins, and numerous seabird species.

The River Deveron, renowned for salmon and trout fishing, is within walking distance, and local harbours, rivers, beaches, and coastline provide ample choice for anglers. Leisure facilities include a recently opened sports centre and two immaculate 18-hole golf courses: Royal Tarlair in Macduff and Duff House Royal in neighbouring Banff.

Macduff is a historic town with a working harbour and offers all essential amenities locally, including schools, an NHS health centre, shops, a post office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels, and pubs. These attractions draw numerous visitors, especially during peak seasons. A comprehensive East Coast bus network operates through Macduff, ensuring excellent transport connectivity.

The Location



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THE SUNDAY TIMES
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