



*Popular seaside town, close to all amenities
and minutes from the shoreline*



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24 Skene Street is a spacious two bedrooms mid-terrace property of traditional stone and slate build situated in the upper part of the popular picturesque seaside town of Macduff a short walk or drive to the local harbour, shops, and other amenities. The present owners during their tenure have continuously modernised and upgraded when and where necessary, with some new floor coverings 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 LOUNGE



The property comprises the front door to the hallway that leads to all further accommodation. The bright and spacious lounge has a central fireplace and allows access to the formal dining room.

THE KITCHEN



The dining kitchen has a range of wall and base mounted units as well as an integrated hob and oven. There is also a skylight that floods the room with natural light.





A carpeted stairway with wooden balustrade leading to the upper accommodation where you have a centrally located family shower room, two bedrooms, of which one is set as a twin and the other as the main bedroom with his and her fitted wardrobes. In addition, there are ample storage cupboards throughout the property.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

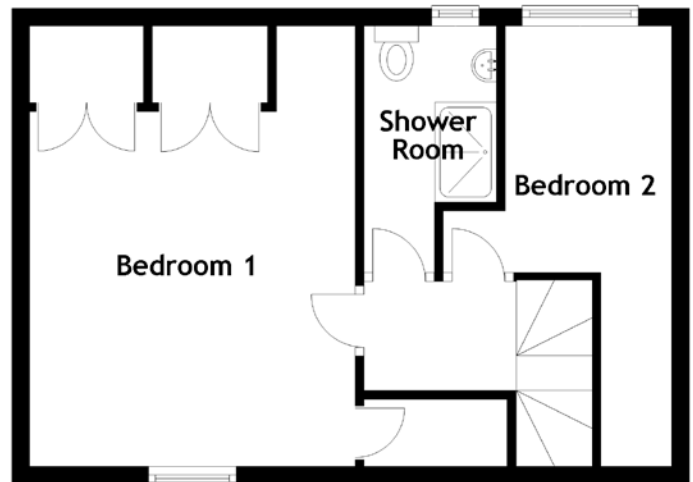
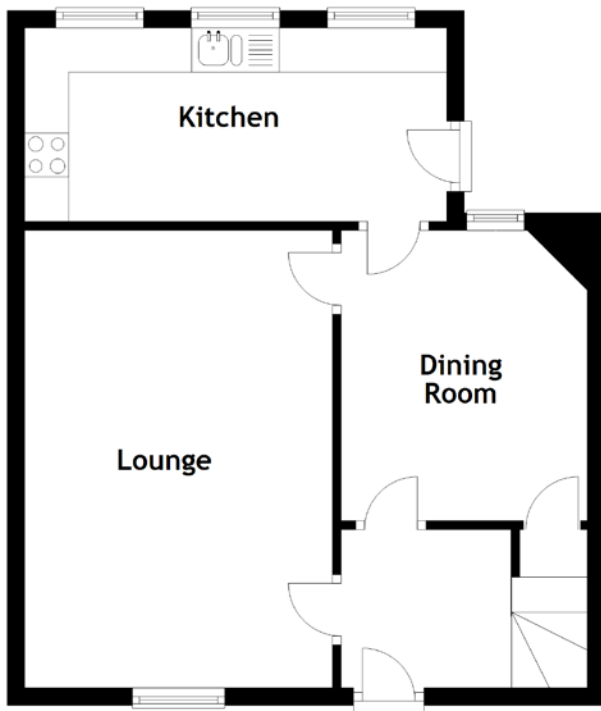


On-street free parking is available at the front of the property, a secure door between the neighbouring property provides access to a private rear garden that has a southerly outlook. This spacious safe and secured walled garden is ideal for those with children and pets. Intertwining pathways lead to several seating areas, laid mostly to lawns with borders containing a variety of mature shrubs, plants and seasonal flowers. A large patio area at the rear of the garden is perfect for entertaining some alfresco dining and enjoying the afternoon sun.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



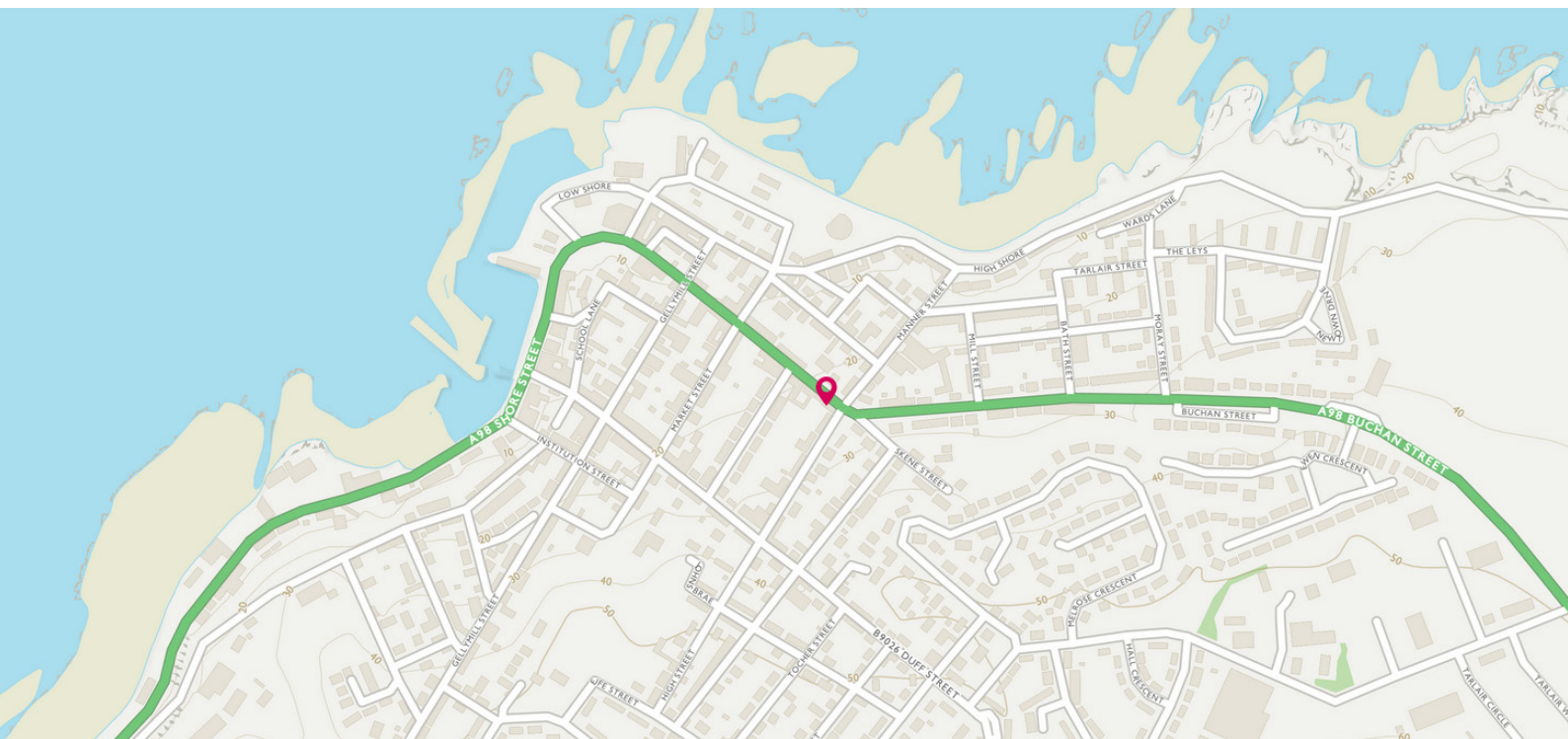
Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.20m (7'3")
Dining Room	3.30m (10'10") x 2.80m (9'2")
Bedroom 1	5.00m (16'5") x 3.70m (12'2")
Bedroom 2	2.40m (7'11") x 2.10m (6'11")

Shower Room 2.80m (9'2") x 1.60m (5'3")

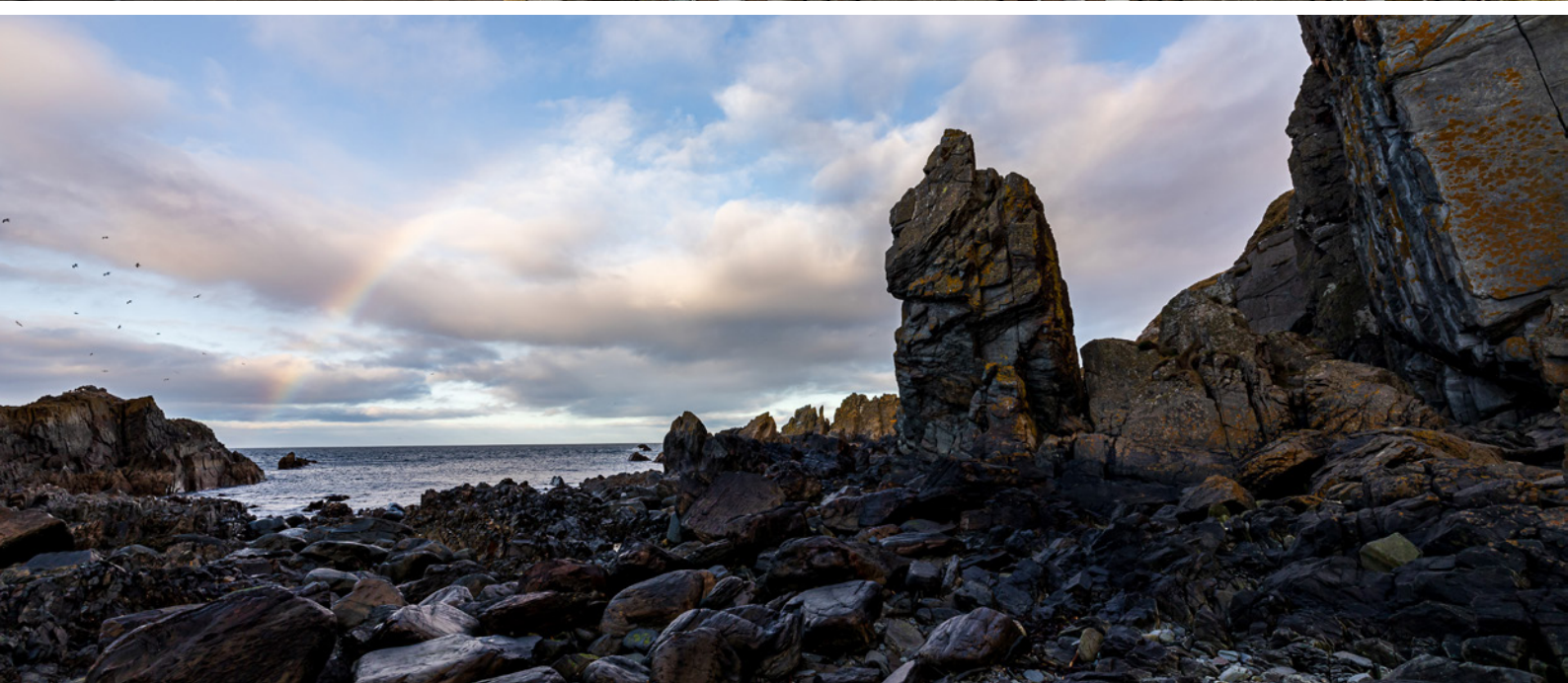
Gross internal floor area (m²): 86m²
EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. All other soft furnishings and electrical items are by separate negotiation.



THE LOCATION

The 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.



The River Deveron is within walking distance and is renowned for its salmon and trout fishing. The angler is spoilt for choice with local harbours, rivers, beaches, rugged coastline to fish. There are also numerous leisure facilities available in the area, including a recently opened sports and leisure centre, you also have two immaculate 18 hole golf courses, the famous Royal Tarlair in Macduff and the Duff House Royal in the town of Banff.

Macduff is a historic little place with its 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, 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. A comprehensive East Coast bus network operates through Macduff, with the closest Railway station being at Huntly.



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