

12 High Shore

MACDUFF, ABERDEENSHIRE, AB44 1SL



Traditional semi-detached stone and slate property, popular seaside town location



01224 472 441



www.mcewanfraserlegal.co.uk

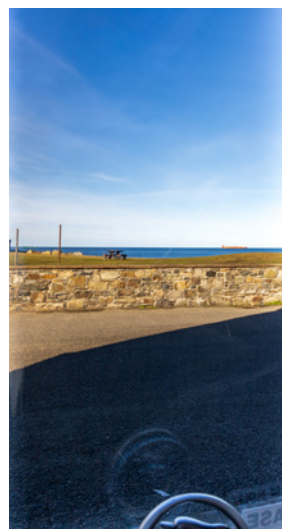


info@mcewanfraserlegal.co.uk



12 High Shore is a traditional semi-detached dwelling situated in the lower part of the popular picturesque seaside town of Macduff. The property is located in a quiet residential area, a hop skip and jump and you are on the shoreline, or a short walk or evening stroll will take you to the harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town. This traditional stone and slate built dwelling offers spacious living accommodation over two floors, the present owner has modernised, redecorated and upgraded to an exceptional standard, further benefitting from full double glazing and gas central heating. Currently used as a very successful and busy holiday let, would also suit the first-time purchaser, or a young family. Early viewing is highly recommended to fully appreciate the location and standard of this property.

THE LOUNGE



The property comprises; a hall leading to all other accommodation, a spacious bright lounge with a formal dining area and views from the gable window across to the shoreline, the recent modern kitchen has ample wall and base mounted units with contrasting worktops, a large double bedroom and family shower room completes the ground floor accommodation.

THE KITCHEN



(LOWER) BEDROOM 3 & THE SHOWER ROOM





A carpeted staircase with a wooden balustrade leads to the upper floor where you have a centrally located bathroom, two large two double bedrooms one of which has views over to the shoreline. In addition, there is ample storage on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2



The walled and gated garden provides a secure environment for children and pets alike. Laid mostly to decorative stone chip with sporadic planting of plants shrubs and seasonal flowers, an elevated decked area is perfect for admiring the views whilst enjoying a refreshment of your choice, several other seating areas are also available so that you can enjoy some entertaining, alfresco dining and the sun.

There is also free on-street parking immediately in front of the property.

THE GARDEN & VIEW

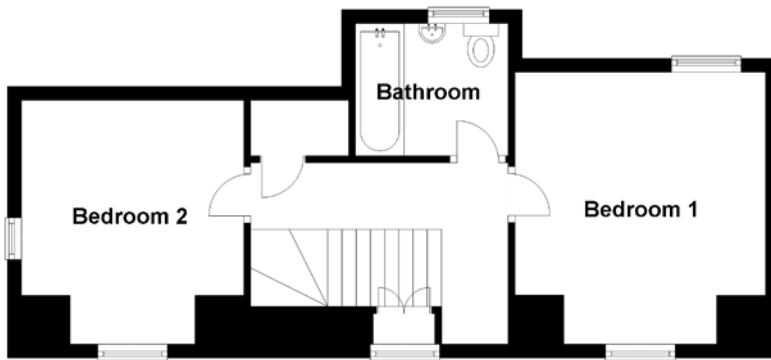
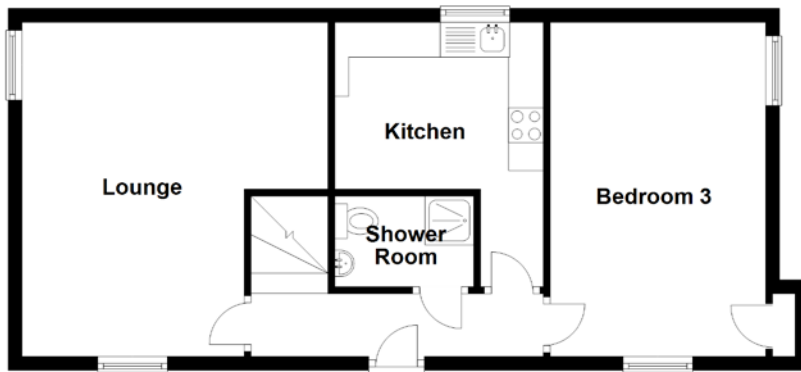


A cleverly repurposed stone outbuilding is used as a utility room with a washing machine and tumble dryer and guest WC, a useful addition and perfect for drying the wet dog or two and adds further secure storage for the outdoor toys.

OUTBUILDING



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

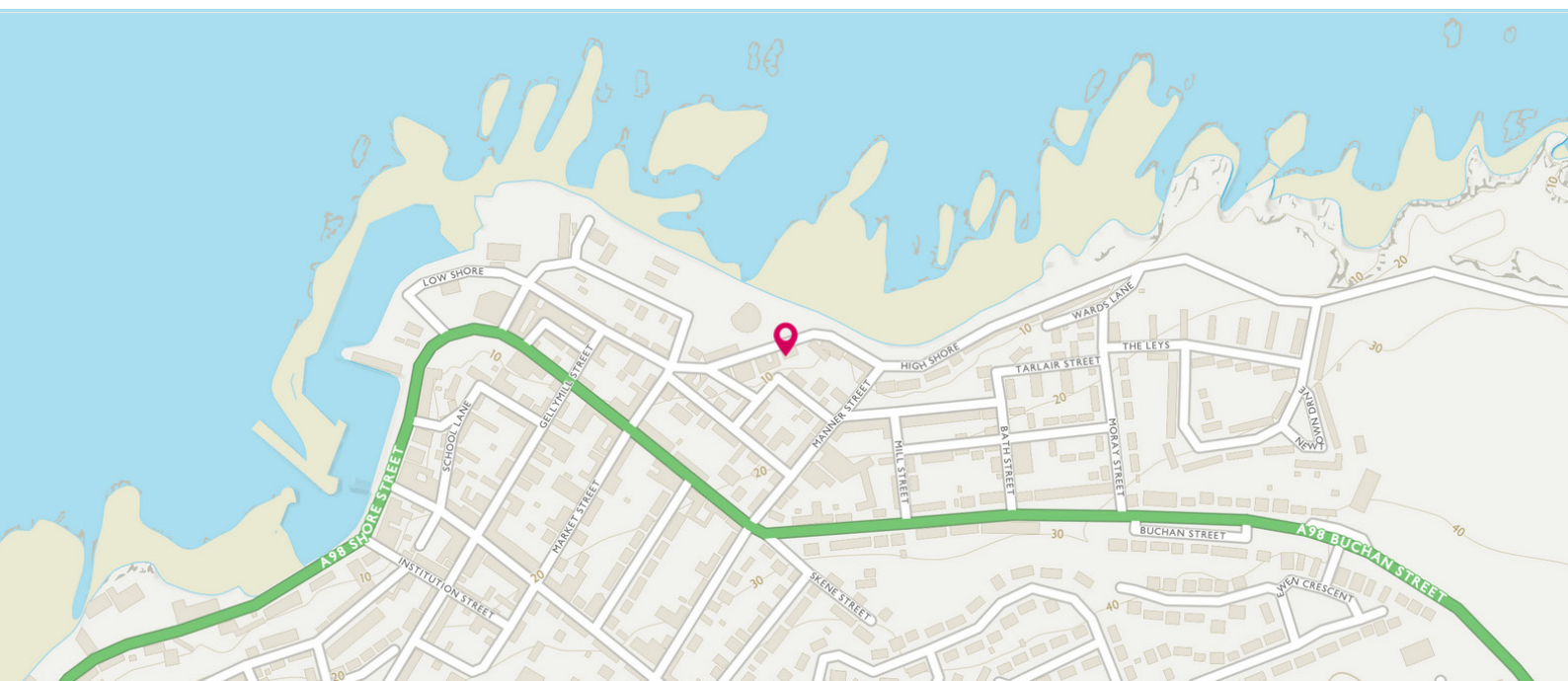
Lounge	4.70m (15'5") x 4.40m (14'5")
Kitchen	3.80m (12'6") x 3.00m (9'10")
Bedroom 1	3.90m (12'9") x 3.60m (11'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	4.80m (15'9") x 3.10m (10'2")
Shower Room	2.00m (6'7") x 1.10m (3'7")
Bathroom	2.20m (7'2") x 1.90m (6'3")

Laundry Room
WC

3.20m (10'6") x 3.10m (10'2")
1.30m (4'3") x 0.90m (2'11")

Gross internal floor area (m²): 75m²
EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. All additional furniture and electrical items are also available by separate negotiation.



THE LOCATION

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.



View from the front of the property





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 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, 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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