




McEwan Fraser Legal

Solicitors & Estate Agents

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9 Lyndon Court, Skene Street

MACDUFF, ABERDEENSHIRE, AB44 1QE



Macduff Aberdeenshire

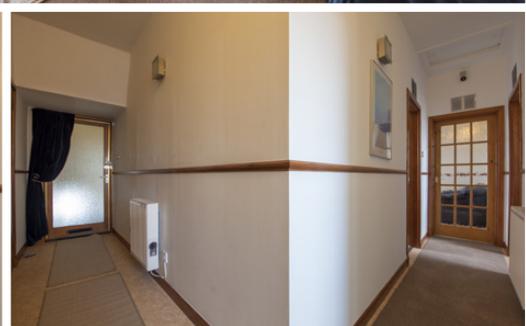
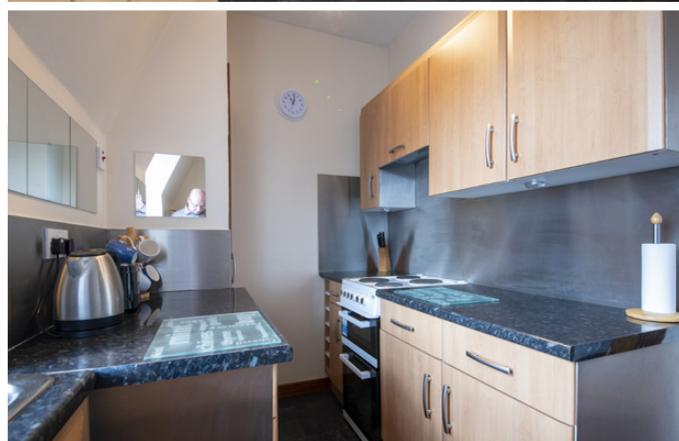
The property is located in the busy fishing port of Macduff with views from the rear of the property of the Moray Firth Coast and is only a short drive to many of the most scenic beaches in the north-east of Scotland, such as Banff Links, Sandend and Cullen. Here you can find yourself on miles of white sandy beaches participating in the many water sports or watching the windsurfers and the wildlife which includes seals, dolphins, whales and numerous species of birds. The River Deveron is on your doorstep whilst the River Spey is only a thirty-minute drive from the property, both famous for their salmon and trout fishing.

The area provides a wide variety of leisure facilities including golf at Royal Tarlair (a short walk from the property), Duff House Royal Golf Course in Banff, Cullen Golf Course and numerous courses in Buckie.

The seaside town of Macduff is of 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, local shops, Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs. Macduff is also a popular holiday resort.

The town has an excellent local and regional bus service, with the bus stops located only a few meters from the property.

Property Exterior, MacDuff Coast, Tarlair, Royal Tarlair Golf Club & MacDuff Gorse



9 Lyndon Court Skene Street

Situated in the picturesque seaside town of Macduff and located in a popular residential area and a short walk or drive to the local harbour, shops, and other amenities.

Number 9 Lyndon Court is a very spacious two bedrooms easily maintained property which the present owners have maintained and upgraded to a superb standard. Recent upgrades include the kitchen, bathroom a very economical electric heating system throughout and a recent new roof. Further benefiting from a total redecoration in a fresh neutral tone, full double glazing and new floor coverings. The property is presented to the market in an immaculate walk-in condition and would make a superb first-time purchase and could be a fantastic investment opportunity for a rental property or holiday let.

The flat which is protected by a security entry system leading to a well maintained communal stairwell. The main door of the flat opens into a hallway which leads to all of the accommodation, comprising of a spacious lounge with views of the Moray Firth. There is a recent kitchen upgrade with multiple wall and base mounted units, a large double bedroom with fitted wardrobes and a further singled bedroom and finally, a three-piece bathroom with power shower over the bath. In addition, there are ample cupboards throughout the property with additional storage in the attic area. The property benefits from harbour and coastal views from the rear of the property,

A fantastic addition is the garage with newly fitted up and over the door with ample car parking for residents and visitors within the well-maintained private, walled communal areas that are maintained by the way of a factor.



Bedroom One



Bathroom Bedroom Two



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.00m (9'10")
Kitchen	3.80m (12'6") x 1.80m (5'11")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.00m (9'10") x 1.80m (5'11")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²)

56m²

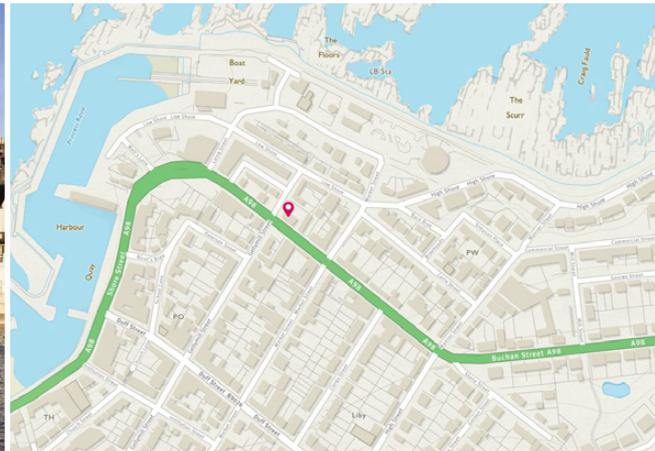
EPC Rating

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Extras: The property will be sold inclusive of all fitted floor coverings, blinds and light fittings. All other soft furnishings are by separate negotiation.

Services : mains electricity, main drains and water






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**Part
 Exchange
 Available**

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Text and description
PETER REID
 Surveyor



Professional photography
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 Photographer



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