




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

Craigneil
OLD GAMRIE ROAD, MACDUFF, ABERDEENSHIRE, AB44 1QD

MACDUFF

ABERDEENSHIRE, AB44 1QD

Craigneil is located in a rural location a short walk from the seaside town of Macduff on the coastal footpath of the Moray Firth. From here you are within a short drive to some of the most talked about beaches on the Moray coast, where an abundance of wildlife can be seen such as seals, dolphins and the numerous species of birds that frequent this coast-line.

Macduff is a historic little town with its own working harbour, which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours and spectacular beaches with tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of this area which is frequented by numerous visitors, especially during peak seasons.

All the other normal facilities one would expect from the vibrant seaside towns of Macduff and Banff, such as primary school and secondary school facilities, a recently opened leisure centre within walking distance. NHS health centre, small shops, post office, restaurants and major supermarkets.



CRAIGNEIL

OLD GAMRIE ROAD

Craigneil is a substantial detached three bedroom bungalow situated close to the popular picturesque, seaside town of Macduff. Offering spacious living accommodation, the present owners have modernized and upgraded when and where necessary, Craigneil is presented to the market in a walk in condition with generous room sizes, full double glazing some of which has been recently replaced and Oil Fired central heating. This substantial property with its private rural location will make a superb family home and has the potential of making a fantastic equestrian business or a fully operational livery yard. Early viewing is highly recommended.

The property comprises; Vestibule, Entrance hall leading to all accommodation. Large Lounge with bay window, kitchen with multiple wall and base units which is open plan via a large arch to the formal dining area, with patio doors to the rear garden. Utility room with guest WC and access to the rear garden. Master bedroom with two double wardrobes, two further double bedrooms both with fitted wardrobes and a spacious four piece family bathroom with separate shower cubical.





LOUNGE / KITCHEN / UTILITY



EXTERIOR

GARDEN & STABLES



A private stone-chip country track leads to this spacious property, gardens and substantial stables. A tarred driveway immediately to the front allows parking for numerous vehicles. The front garden is laid mostly to lawn with borders containing a variety of plants, shrubs and seasonal flowers. To the rear and side of the property is a spacious garden with elevated borders containing various shrubs and mature plants. Gated, walled or fenced this is an ideal garden with patio area for entertaining and a secure environment for children or pets alike. A spacious garage attached to the house has power and light.

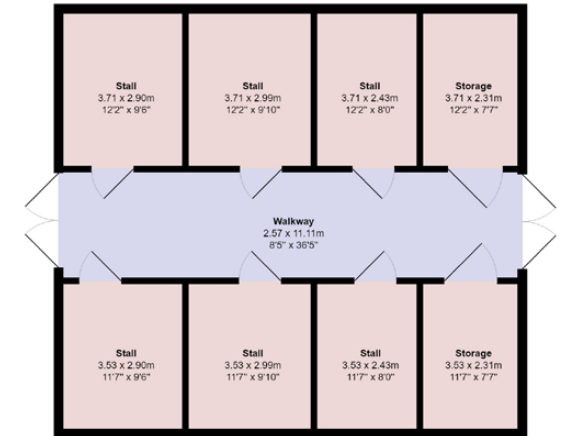
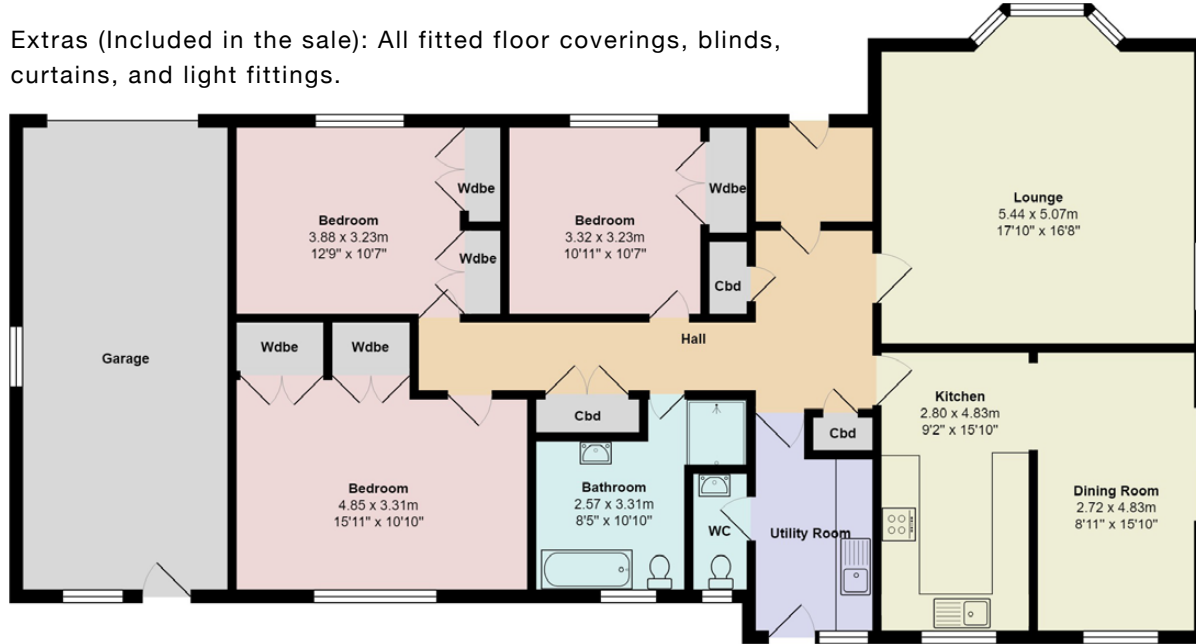
A further addition is a substantial purposely built stables with six stalls, you also have approximately 5 acres laid to grass and divided into separate paddocks.



Gross internal floor area (m²): 134m²

EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.



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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
PETER REID
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer