

17 Moray Street

MACDUFF, ABERDEENSHIRE, AB44 1ST



IMMACULATE DETACHED THREE BEDROOM BUNGALOW



01224 472 441

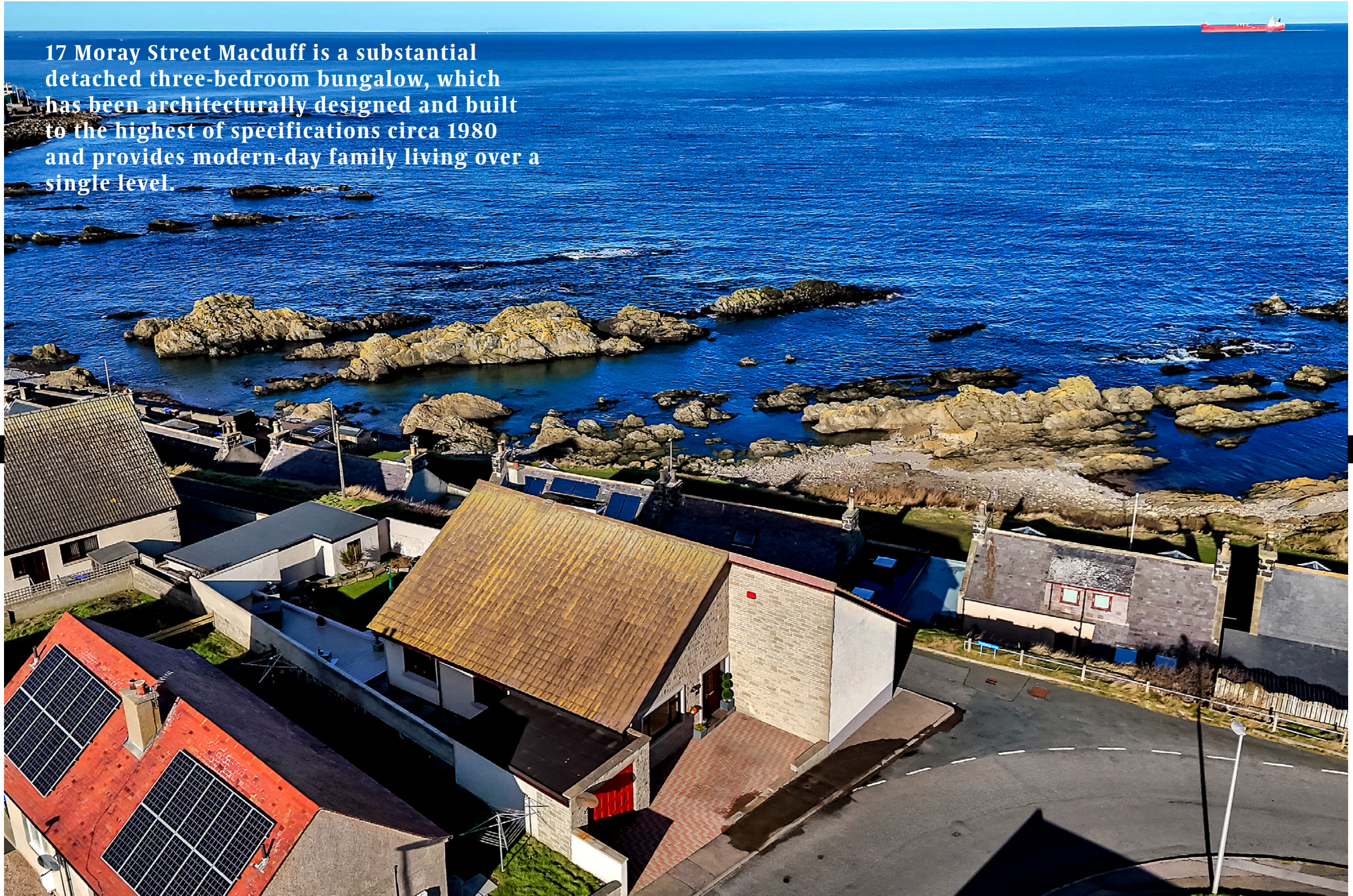


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17 Moray Street Macduff is a substantial detached three-bedroom bungalow, which has been architecturally designed and built to the highest of specifications circa 1980 and provides modern-day family living over a single level.





The property boasts many appealing features superior stylish fittings and furnishings including a stunning modern kitchen with quality integrated appliances, a modern bathroom a spacious lounge with a fantastic sun room, further benefiting from immaculate recent fresh neutral décor throughout, gas central heating and full double glazing. A one-of-a-kind ideally located property which will suit the young family with room to grow the professional or retired couple, early viewing is a must and is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property comprises a spacious welcoming hall leading to all other accommodation. The lounge is north-facing with views across the Moray Firth from the multiple windows that flood it with natural light, a formal dining area and a stunning sun room/office are all part of the lounge.

The modern dining kitchen is fitted with multiple wall and base-mounted units and quality integrated and stand-alone appliances, allowing access to the utility room and rear garden.



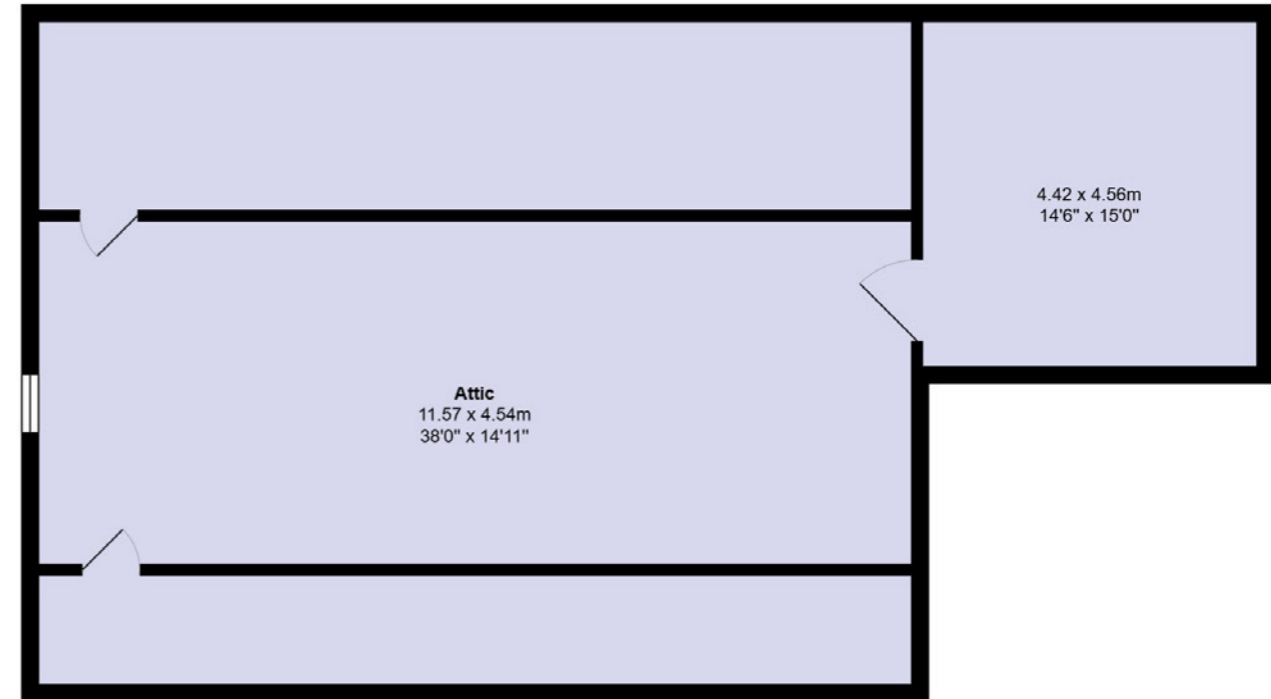
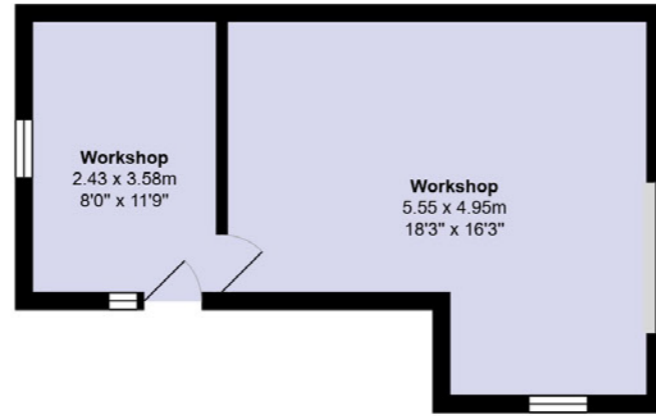


A spacious master bedroom with bespoke designed fitted wardrobes, two further double bedrooms and an immaculate four-piece family bathroom with a separate shower cubicle and a handy guest WC completes this spacious accommodation.



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Gross internal floor area (m²): 169m²
EPC Rating: D



To the front of the property, an ungated boundary wall allows off-street parking for two vehicles on a loc-bloc driveway in front of the garage. The rear garden is bounded by a high perimeter wall and provides a private and secure environment for children and pets alike. The rear garden is on several levels laid partially to the lawn with various shrubs, plants and seasonal flowers, that are awash with colour throughout the year. There is a choice of several seating and patio areas throughout the garden perfect for enjoying the afternoon sun whilst admiring the stunning views and participating in some alfresco dining.



The former garage at the bottom of the property is currently used as a workshop and the store has full power and light. Currently, a hot tub has been professionally plumbed and fitted in the attached garage and will remain.

Note: Planning has been previously applied for and granted for the addition of two further bedrooms and a bathroom in the attic space.



The seaside town of Macduff is of historical importance and has its working harbour with a local company being a world-renowned boat builder. This stunning property is located a very short walk from the shoreline of the Moray Firth with uninterrupted views from the rear garden and the property.

A short drive will take you to many of the most scenic beaches in the Northeast 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, the occasional whales and numerous species of birds. The area provides a wide variety of leisure facilities including golf at the Royal Tarlair (a short walk from the property) Duff House Royal Golf Course in Banff, Cullen Golf Course and numerous courses in Buckie. The River Deveron is close by and is renowned for its salmon and trout fishing. The angler is spoilt for choice with numerous local rivers, harbours, beaches and rugged coastlines to fish.

There are excellent preschools, and primary and secondary schools in the area together with NHS health centres, a recently completed leisure centre, local shops, a Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs.

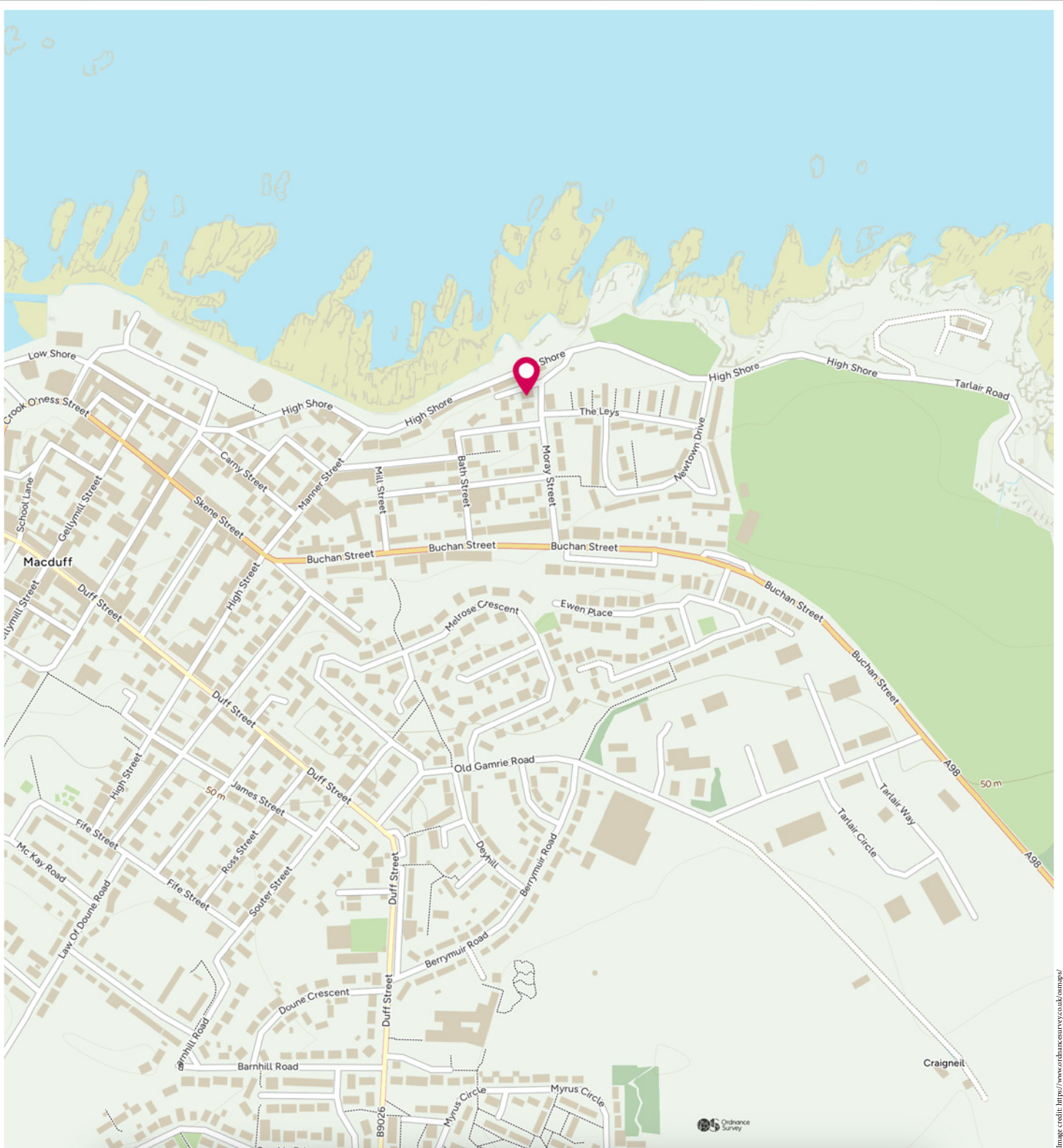


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