

12 High Shore

MACDUFF, ABERDEENSHIRE, AB44 1SL



Traditional three-bedroom, circa 1900, semi-detached, within a popular seaside town location, minutes from the shoreline, huge potential as a holiday let or Airbnb



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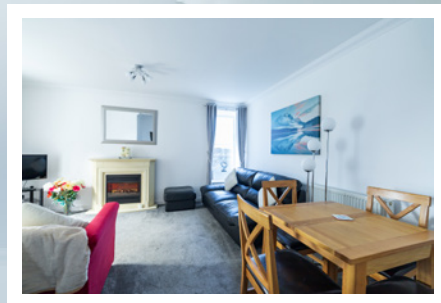


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12 High Shore is a traditional semi-detached dwelling situated in the lower part of the popular, picturesque seaside town of Macduff. The property is located in a quiet residential area, where a hop, skip and jump and you are on the shoreline, or a 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 when and where necessary, further benefitting from full double glazing and gas central heating. A fantastic first-time purchaser for a young family. Early viewing is highly recommended to fully appreciate the location and standard of this property.

THE LOUNGE



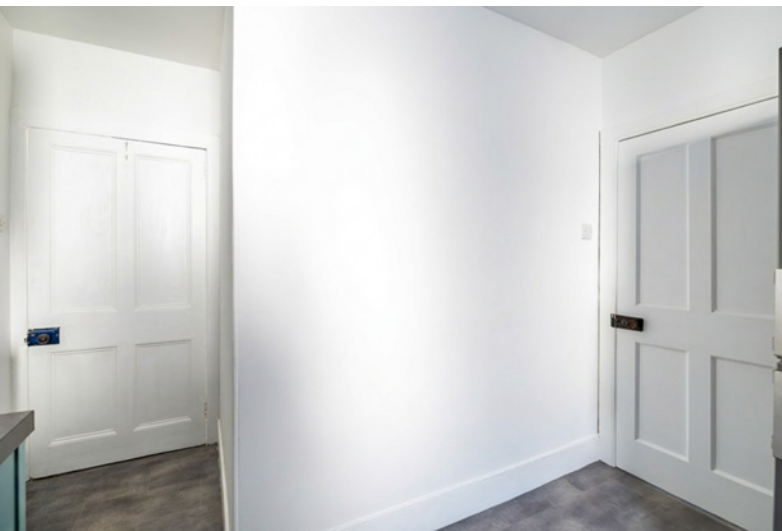
The property comprises: a hall leading to all other accommodation, a spacious lounge with dual aspect windows and views across to the shoreline from the gable end window. Also ample space for a range of free-standing furniture, a dining table and chairs.

THE KITCHEN



The modern kitchen has ample wall and base-mounted units with contrasting worktops, with a mixture of integrated and standalone appliances.

A large double bedroom and family shower room complete the ground floor accommodation.

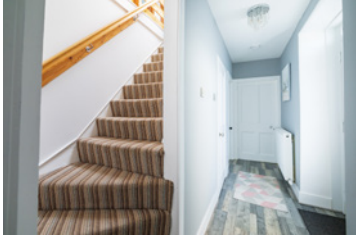
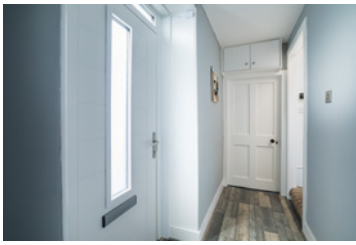


BEDROOM 3



THE SHOWER ROOM





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

THE BATHROOM



BEDROOM 1



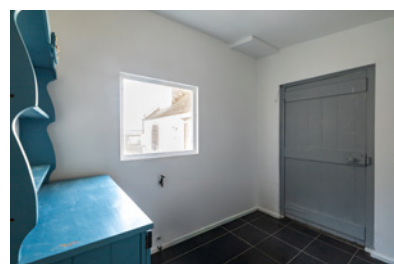
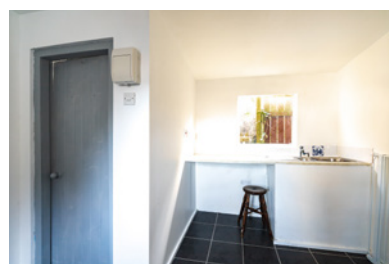
BEDROOM 2



The walled and gated garden provides a secure environment for children or 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

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

EXTERNALS



FLOOR PLAN & DIMENSIONS

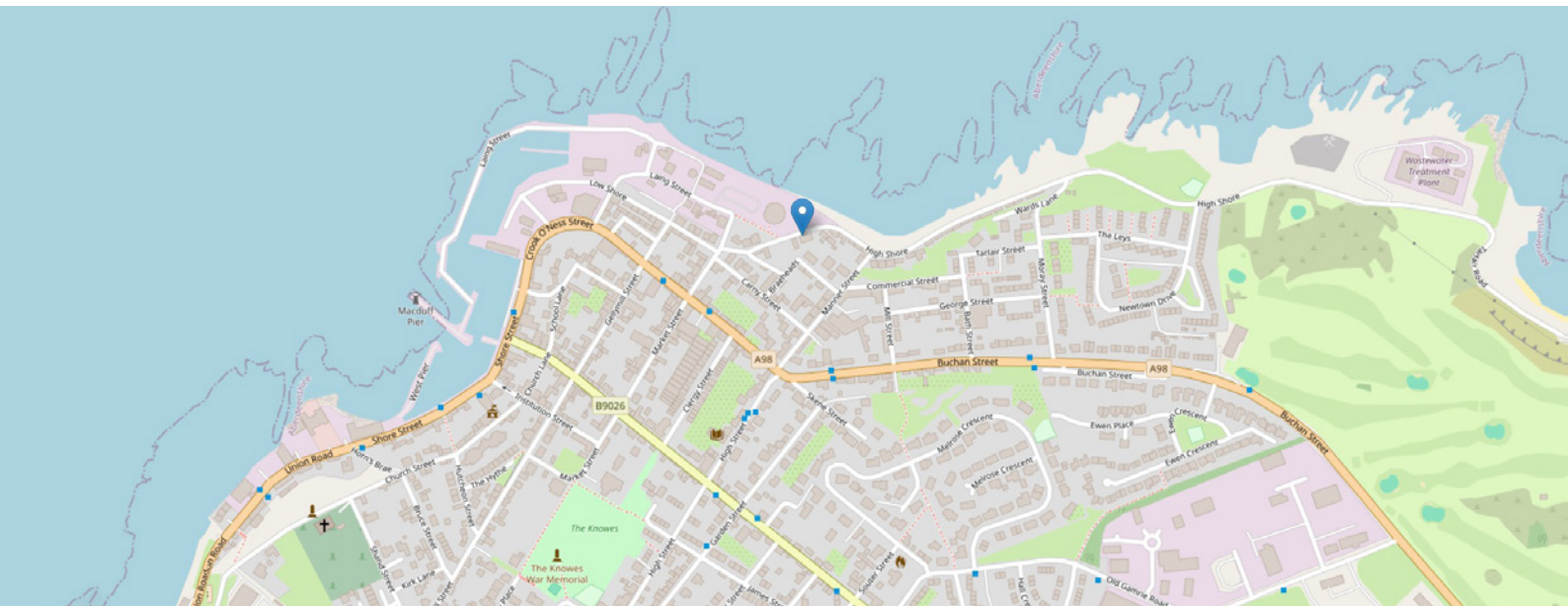


Approximate Dimensions (Taken from the widest point)

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

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale. Additional furniture and electrical items are available by separate negotiation.

Services: Mains electricity, main drains, water and gas.



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.





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, and 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 are pre-school, primary school and secondary school facilities available, a major NHS health centre, local shops, a 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.



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