




McEwan Fraser Legal

Solicitors & Estate Agents

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59 Duff Street

MACDUFF, ABERDEENSHIRE, AB44 1LN



Macduff

ABERDEENSHIRE, AB44 1LN

59 Duff Street is a spacious semi-detached property located within 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 coastline.

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.

The River Deveron is right on your doorstep and is renowned for its salmon and trout fishing. There are also numerous leisure facilities available in the area, including two immaculate eighteen-hole golf courses. The famous Royal Tarlair is located just a short walk from the property and the Duff House Royal golf course is less than a mile in the town of Banff. A comprehensive East Coast bus network operates through both towns.





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59 Duff Street is a traditional stone and slate built spacious two bedroom semi-detached property situated in the upper part of the popular seaside town of Macduff. The property is located in a quiet residential area and a short walk or evening stroll to the local harbour, local shops, and all other amenities. Offering spacious living accommodation over two floors and further benefits from recently fitted full uPVC double glazing, gas central heating. The property would suit the first time purchase or a young family. Early viewing is a must to appreciate the location and size of the accommodation that this property has to offer.

The property comprises of a hall leading to all other accommodation, large lounge with feature fireplace, dining kitchen with multiple wall and base units with contrasting worktops and access provided to the rear garden. A carpeted staircase with wooden balustrade leads to the first-floor landing. There are two spacious doubled bedrooms, with the larger bedroom having two fitted cupboards. A three-piece family bathroom completes the accommodation.

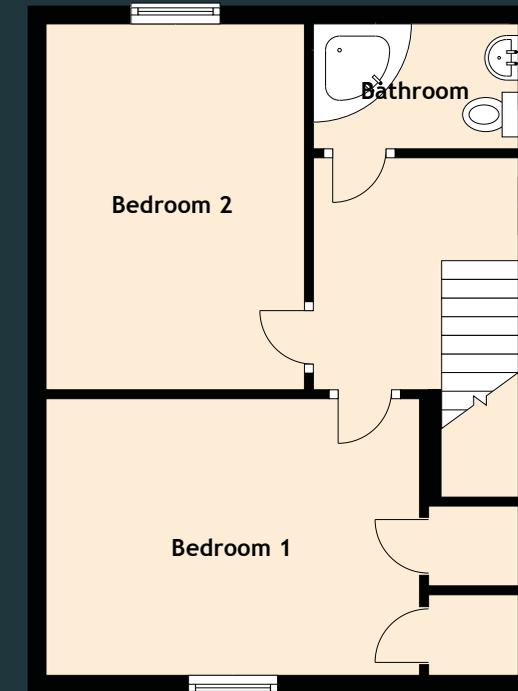
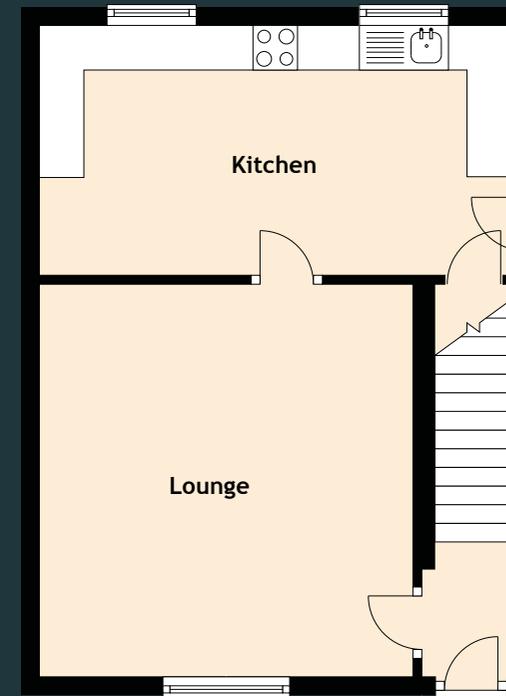
On-street free parking is available to the front of the property. The front garden is gated and walled and laid to decorative stone chip. Access to the rear garden is from a gated side entrance or the kitchen, this immaculate garden is laid mostly laid to lawn with a large border containing numerous shrubs, plants and seasonal flowers. A decorative stone chip pathway leads to a decked area and is a fantastic area to enjoy the sun and for entertaining. The garden has a large perimeter wall or fence on all sides creating a secure environment for those with children and pets. A wooden garden shed completes this delightful garden.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



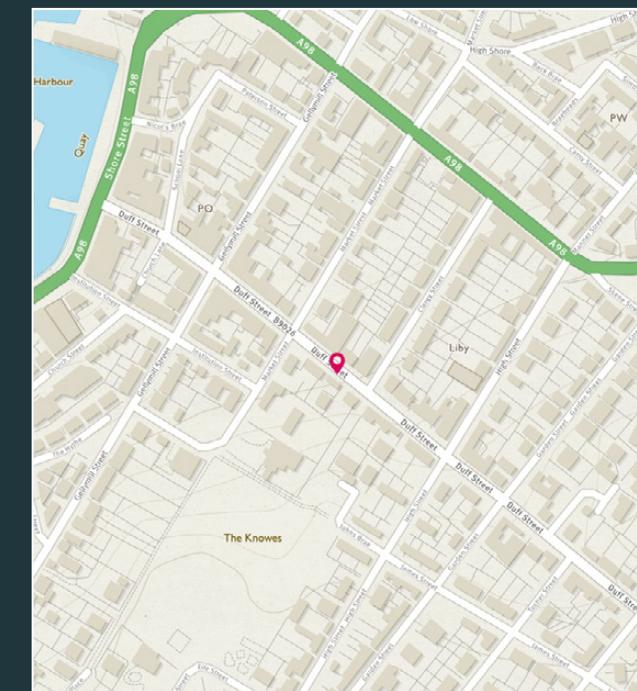
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.80m (12'6")
Kitchen	5.30m (17'5") x 2.80m (9'2")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 1.40m (4'7")

Gross internal floor area (m²): 80m²

EPC Rating: D

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






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**Part
Exchange
Available**

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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



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ALLY CLARK
Designer