





Macduff Deveron



Macduff Royal Tarlair Golf Course

# Macduff

ABERDEENSHIRE, AB44 1TN

This semi-detached property and the town of Macduff are 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 are all close by. There are some nice 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 a vibrant seaside town, such as primary school and secondary school facilities, banking options, NHS health centre, small shops, Post Office, restaurants and major supermarkets, can be found close by.

The River Deveron is a short drive from this property and is renowned for its salmon and trout fishing. The Angler is spoilt for choice with rivers, beaches, rugged coastline and local harbours to fish. There are also numerous leisure facilities, including a recently opened sports centre available in the area and 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 two miles away in the town of Banff.



Banff Castle and MacDuff distant



Attic Room



# 25 Gellymill Street

MACDUFF, ABERDEENSHIRE, AB44 1TN

A fantastic and rare opportunity to purchase two residential properties and a retail unit, numbers 23, 25 and 27 Gellymill Street Macduff can be purchased individually or as a whole. Huge potential to invest in property which could be used for a multitude of purposes, from retail to holiday let.

Occupying an elevated location in the popular picturesque seaside town of Macduff, and located in a quiet residential area a short walk or evening stroll to the harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town.

Number 25 Gellymill offers spacious living accommodation over three floors which the present owner has modernised and further benefits from double glazing, gas central heating, viewing is highly recommended to see all that this property has to offer.

The property consists of a hall leading to all other accommodation. There are two principal rooms on the ground floor, a large lounge with bay window and a family room with formal dining area. The kitchen has access to the rear garden and a recently installed family shower room completes the ground floor. The first floor consists of three large double bedrooms, all of which have fitted wardrobes or cupboard space. The attic conversion could also be utilized as a fourth bedroom, office or games room.

A gated wall with a stone footpath leads to the front of this property where there is a small shared garden area with sporadic planting of seasonal flowers. To the rear of this property is an extensive courtyard, mostly laid to lawn with borders containing seasonal flowers, that is fully enclosed making it a safe environment for those with children or pets and is perfect for entertaining and enjoying the afternoon sun. A workshop, lean too and large garden shed complete this garden. Free on-street parking is available immediately in front of the property.

**Note: Number 27 Gellymill Street was formally a retail unit specializing in paints, wallpaper, and redecorating equipment. It is a spacious building with huge potential and could be utilized for a multitude of purposes. Will be sold by separate negotiation either with number 23 or 25 Gellymill Street but not on its own.**



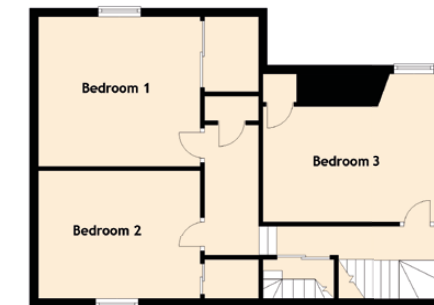


27 Gellymill Street (Shop)

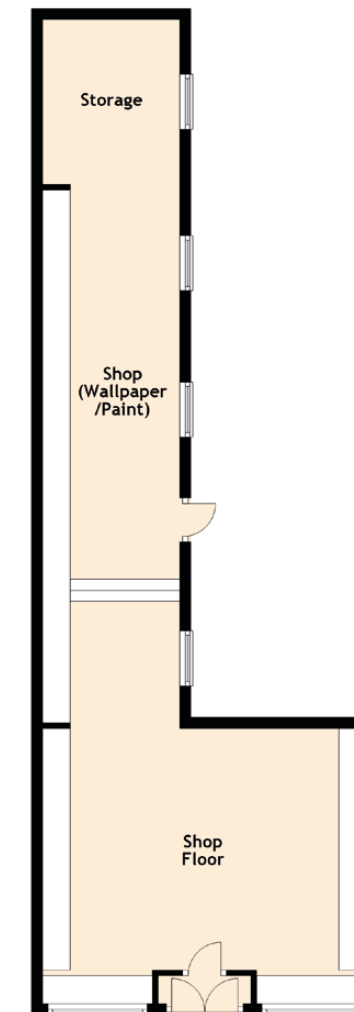


# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



25 Gellymill Street



27 Gellymill Street (Shop)

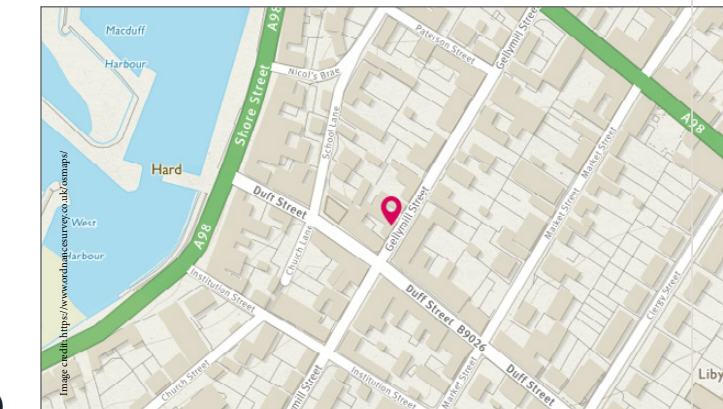
Approximate Dimensions (Taken from the widest point)

23 Gellymill Street	
Lounge	3.70m (12'2") x 3.60m (11'10")
Shower Room	2.60m (8'6") x 2.50m (8'2")
Kitchen	4.40m (14'5") x 1.80m (5'11")
Sitting Room	4.10m (13'5") x 3.50m (11'6")
Bedroom 3	4.12m (13'6") x 2.70m (8'10")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Attic	5.00m (16'5") x 3.50m (11'6")

Gross internal floor area (m²): 119m² | EPC Rating: E

27 Gellymill Street (Shop)	
Shop Floor	5.90m (19'4") x 4.40m (14'5")
Shop (Wallpaper/Paint)	9.70m (31'10") x 2.50m (8'2")
Storage	3.00m (9'10") x 2.50m (8'2")

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



# McEwan Fraser Legal

## Solicitors & Estate Agents

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Part  
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Text and description  
**PETER REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer





Macduff Gorse in Full Bloom



Macduff

# Macduff

ABERDEENSHIRE, AB44 1TN

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Macduff Sunset



# 23 Gellymill Street

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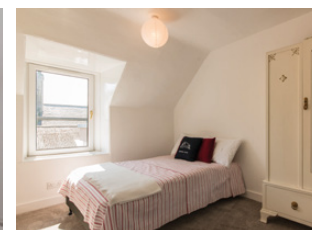
Occupying an elevated location in the popular picturesque seaside town of Macduff, and located in a quiet residential area a short walk or evening stroll to the harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town.

Number 23 Gellymill offers spacious living accommodation over two floors which the present owner has modernised and further benefits from double glazing, gas central heating, new floor coverings and redecorated throughout in a fresh neutral tone.

The property consists of a hall leading to all other accommodation. The spacious lounge has dual aspect windows and the kitchen has been removed and converted to a family room with access to number 25 Gellymill Street. A central recently installed shower room completes the ground floor. The first floor consists of two large double bedrooms and a single bedroom. There are also ample storage cupboards throughout the property.

A gated wall with a stone footpath leads to the front of this property where there is a small gravelled area and rose garden. To the rear of number 25 there is a shared courtyard, laid mostly to lawn with sporadic planting of seasonal flowers, that is fully enclosed making it a safe environment for those with children or pets and is perfect for entertaining and enjoying the afternoon sun. Free on-street parking is available immediately in front of the property.

**Note: Number 27 Gellymill Street was formally a retail unit specializing in paints, wallpaper, and redecorating equipment. It is a spacious building with huge potential and could be utilized for a multitude of purposes. Will be sold by separate negotiation either with number 23 or 25 Gellymill Street but not on its own.**



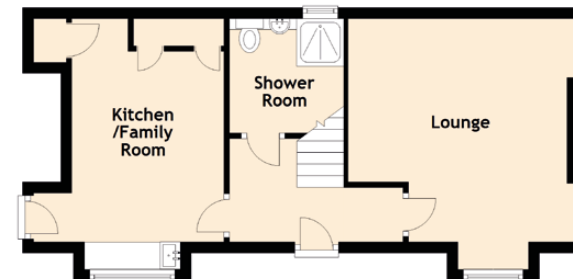


27 Gellymill Street (Shop)

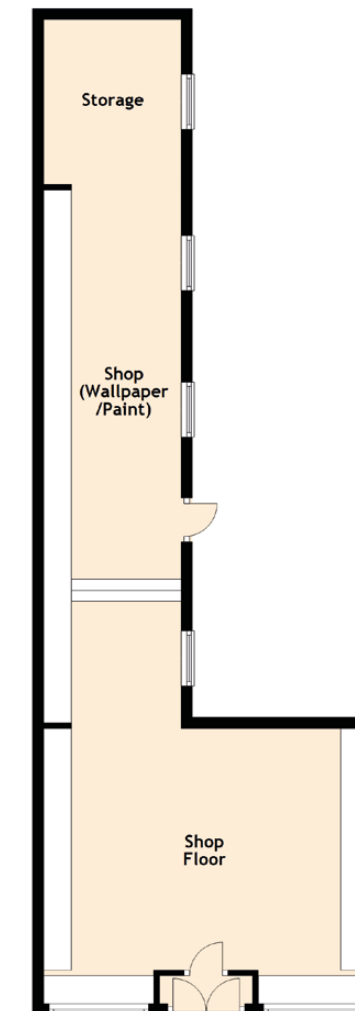


# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



23 Gellymill Street



27 Gellymill Street (Shop)

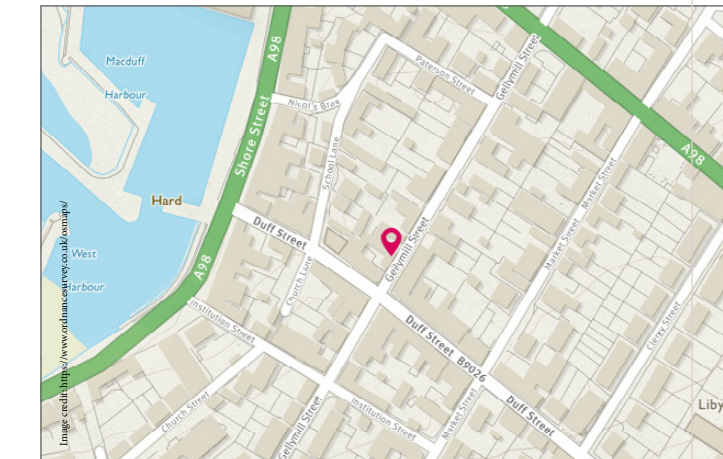
Approximate Dimensions (Taken from the widest point)

23 Gellymill Street	
Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen/Family Room	4.60m (15'1") x 2.80m (9'2")
Bedroom 1	4.20m (13'9") x 4.20m (13'9")
Bedroom 2	2.60m (8'6") x 1.80m (5'11")
Bedroom 3	4.00m (13'1") x 2.40m (7'10")
Shower Room	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: E

27 Gellymill Street (Shop)	
Shop Floor	5.90m (19'4") x 4.40m (14'5")
Shop (Wallpaper/Paint)	9.70m (31'10") x 2.50m (8'2")
Storage	3.00m (9'10") x 2.50m (8'2")

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



Macduff Tarlair Pool



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