




McEwan Fraser Legal
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Sheigra, 42 Buchan Street

MACDUFF, ABERDEENSHIRE, AB44 1TD



MACDUFF

ABERDEENSHIRE, AB44 1TD

The property is located in a popular residential area of the upper part of the busy fishing port of Macduff, 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 including seals, dolphin's, 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 with further links courses in Cullen and 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, beaches, and rugged coastline to fish.

The seaside towns of Macduff and the neighbouring town of Banff are of historical importance, there is a working harbour in Macduff with a marina in Banff. Within both towns there are excellent pre-school, primary and secondary schools together with NHS health centres, recently completed leisure centre, local shops, post office, supermarkets, restaurants, cafés, 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 also operates through the town of Macduff. With the East Coast rail network operating from Huntly.





SHEIGRA, 42 BUCHAN ST.

MACDUFF, ABERDEENSHIRE, AB44 1TD

Sheigra 42 Buchan Street Macduff is a detached two-bedroom bungalow, which was architecturally designed to provide spacious modern-day living over a single level.

The property boasts many appealing features; a spacious reception room with a large bay window, modern dining kitchen, with stylish fittings and furnishings throughout, further benefiting from a fresh neutral decor, gas central heating and full double glazing. A fantastically located property in a prime location, which will suit the young family or the recently retired couple, early viewing is highly recommended to fully appreciate the standard of accommodation that is on offer.

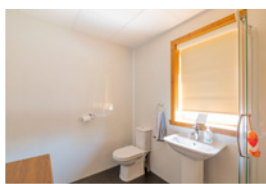
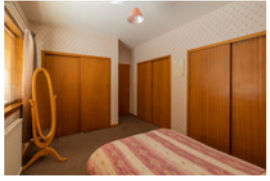
The property comprises; vestibule leading to the spacious hall and all other accommodation, a lounge with a large bay window and working fireplace, a spacious modern, dining kitchen with multiple base and wall mounted units leading to the sunroom, which gives access to the secure rear garden.

The master bedroom is to the front of the property with a bay window, fitted wardrobes and a large, fitted bed unit, a further double bedroom to the rear again with built-in wardrobes, a three-piece family shower room completes the accommodation. In addition, there are ample storage cupboards throughout the property.

The gardens to the front and rear are bordered by a boundary wall, off-street parking is available on a tarred driveway in front of the garage with gated access at the side of the property to the rear garden, the front is laid to decorative stone chip.

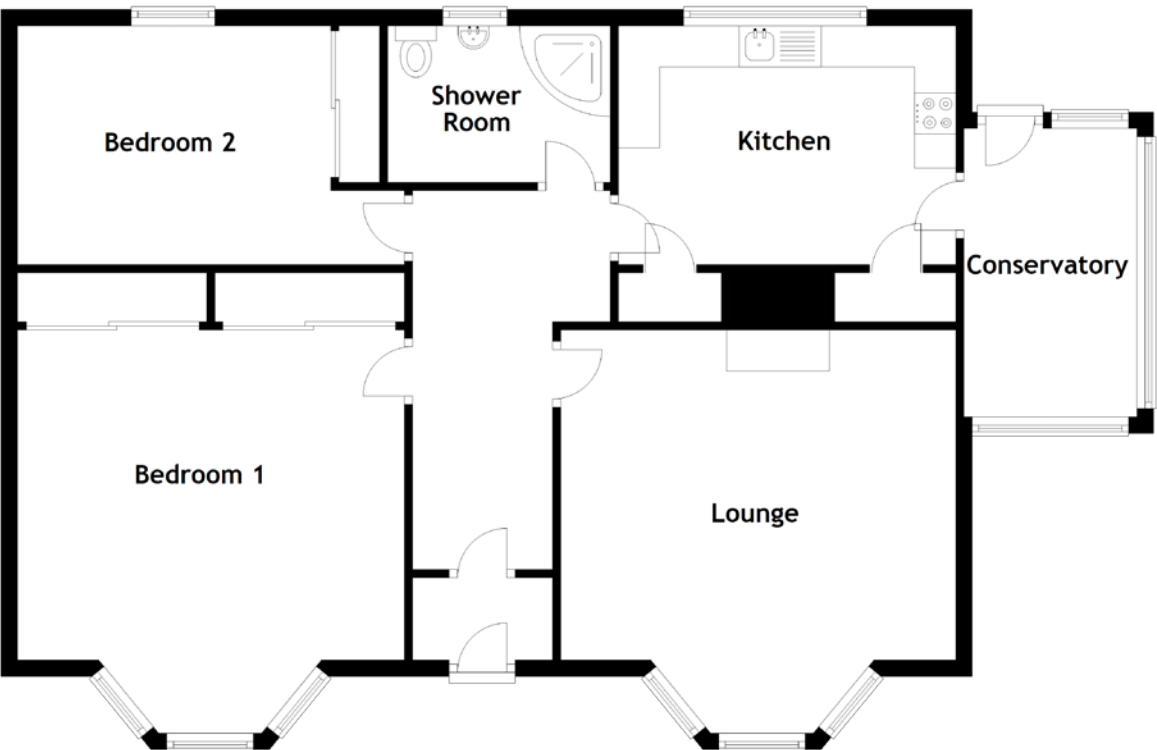
The south-facing rear garden is accessed from the sunroom or a gate at the side of the property, split over two levels laid to decorative stone chip with a grass border and sporadic planting of mature shrubs and seasonal potted flowers. Walled and fully enclosed making it a safe environment for those with children or pets, and perfect for entertaining and enjoying the afternoon sun.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

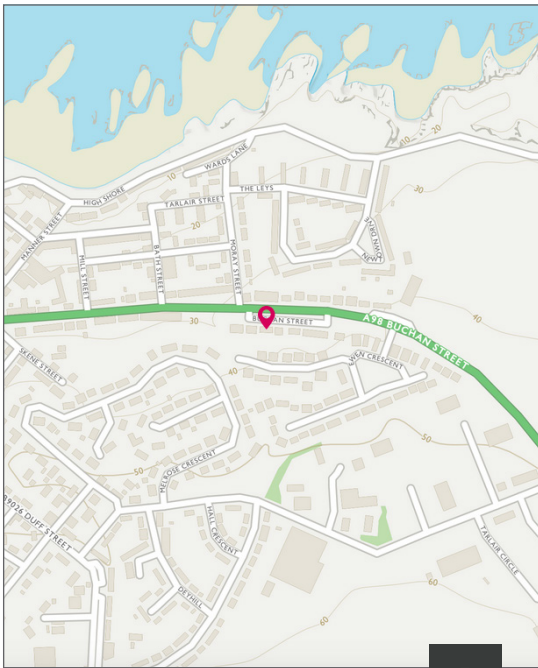


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.80m (15'9")
Kitchen	4.10m (13'5") x 2.90m (9'6")
Conservatory	3.50m (11'6") x 2.10m (6'11")
Bedroom 1	4.70m (15'5") x 2.90m (9'6")
Bedroom 2	4.90m (16'1") x 4.70m (15'5")
Shower Room	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m²): 101m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, light fittings, bedroom one fitted furniture and cooker.





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