

44 High Shore

MACDUFF, ABERDEENSHIRE, AB44 1SN



Traditional end terrace property, popular seaside town location, seconds from the shoreline



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



44 High Shore is a traditional end-terrace dwelling situated in the lower part of the popular picturesque seaside town of Macduff. The property is located in a quiet residential area, 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 dwelling offers spacious accommodation over two floors, the present owner has modernised, redecorated and upgraded to an exceptional standard, further benefitting from double glazing and gas central heating. Huge potential as a holiday let would also suit the first-time purchaser or a young family. Early viewing is highly recommended to fully appreciate the location of this property.

THE LOUNGE



The property comprises a hall leading to all other accommodation, a spacious bright lounge with sea views, a kitchen that has ample wall and base mounted units with contrasting worktops, the south-facing sun room at the rear is currently used as a dining room.

THE KITCHEN



THE SUN ROOM





A carpeted staircase with a wooden balustrade leads to the upper floor where you have a centrally located bathroom, a large double bedroom with built-in cupboards, and a smaller bedroom that will still take a double bed both of which have views across the Moray Firth.

THE BATHROOM



BEDROOM 1



BEDROOM 2



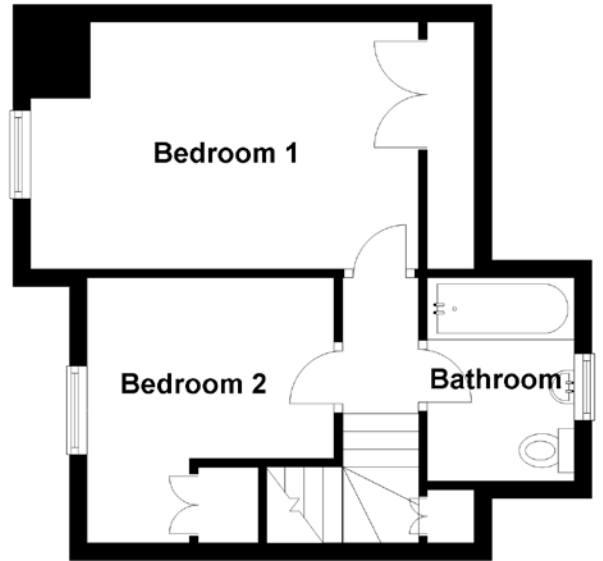
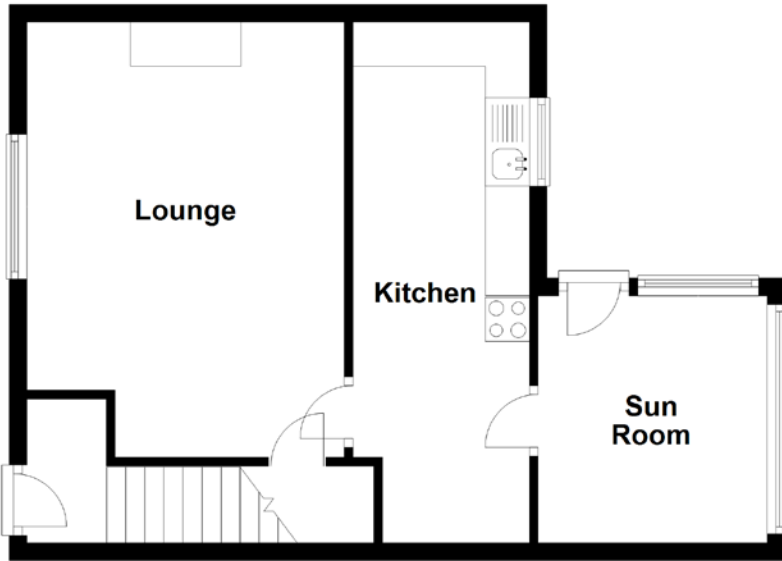
The partially walled or fenced rear courtyard provides a secure environment for children and pets alike. Laid mostly to decorative stone chips with sporadic planting of plants and shrubs, this can be accessed from the sunroom or the side gate. The front garden is laid to stone chip and allows for off-street parking for at least two vehicles. A small picket fence and footpath leads down the side of the property to the rear gate.

EXTERNALS & VIEW

Bedroom 1 view



FLOOR PLAN, DIMENSIONS & MAP



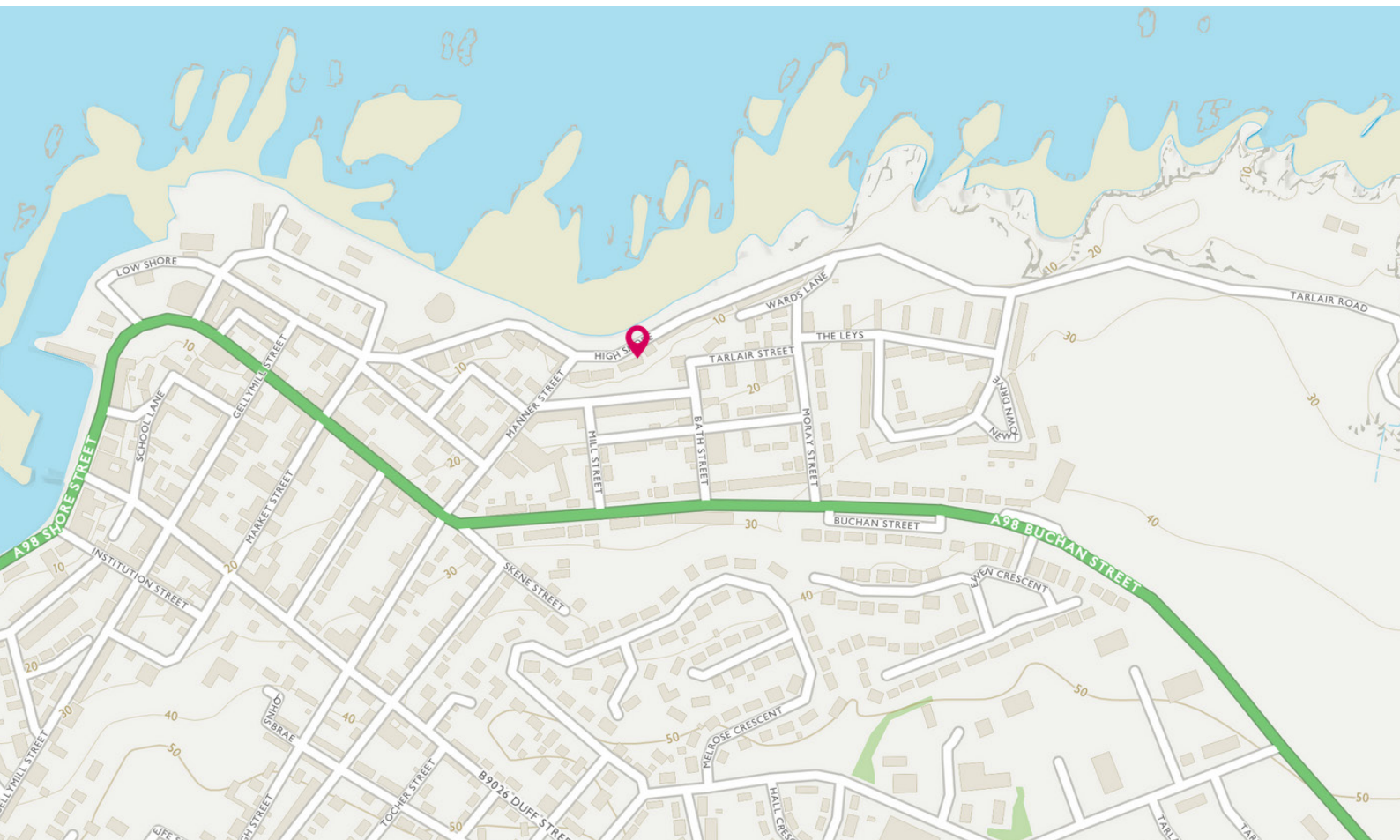
Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") max x 3.60m (11'10")
Kitchen	5.90m (19'4") max x 2.00m (6'7")
Sun Room	2.80m (9'2") x 2.60m (8'6")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")

Bathroom 2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m²): 72m²
EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings. All additional furniture and electrical items are also available by separate negotiation.



THE LOCATION

Macduff is a historic little place with its own working harbour. Located on the coastal footpath of the Moray Firth, where 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 a short distance away and is renowned for its salmon and trout fishing, the angler is spoilt for choice with local harbours, rivers, beaches, 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 neighbouring town of Banff.

All the normal facilities one would expect can be found locally in Macduff and Banff. There is a pre-school, primary school and secondary school facilities available, a major NHS health centre, local shops, 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
PETER REID
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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