




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

Craigneil

SOUTER STREET, MACDUFF, AB44 1PB

LOCATION

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MACDUFF, AB44 1PB



The property is located in an elevated location of the busy fishing port of Macduff with views across the front garden to the Moray Firth. 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 which includes seals, dolphins, 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, Cullen Golf course and numerous courses in Buckie. The River Deveron is close by and is renowned for its salmon and trout fishing, the Angler really is spoilt for choice with numerous local rivers, beaches and rugged coastline to fish.



The seaside town of Macduff and Banff are of a historical importance with Macduff having its own working harbour and Banff having its own marina. There are excellent pre-school, primary and secondary schools in the area 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.



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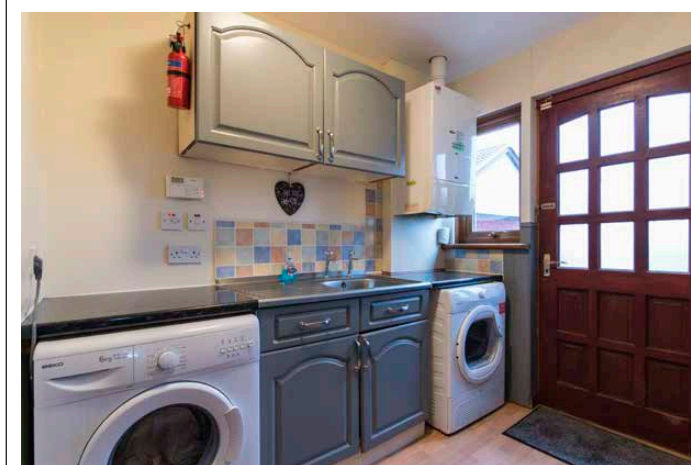


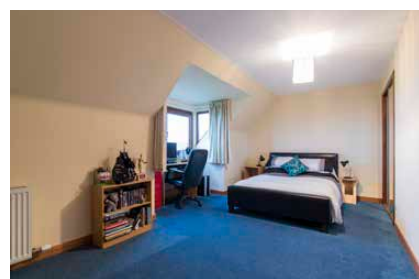
Craigneil, Souter Street Macduff is a substantial detached five/six bedroom dwelling, which was architecturally designed and later extended to provide spacious modern-day family living over two floors. The property boasts many appealing features; spacious open plan kitchen with dining and family area, superior stylish fittings and furnishings, further benefiting from a fresh decor, gas central heating and full double glazing. A fantastically located property in a prime location boasting lovely sea views, which will suit the young family with room to grow, the extended family or the recently retired couple, early viewing is highly recommended to fully appreciate the size of the accommodation and the location, you will not be disappointed.

The property comprises; Vestibule leading to the spacious hall and all other accommodation, lounge with dual aspect windows, spacious open plan kitchen with dining and family area with multiple windows that flood these rooms with natural light. Utility room with access to the side and rear garden. There is a master bedroom on the ground floor which has an en-suite shower room, two

further double bedrooms one of which is currently being used as a study, a four-piece family bathroom completes this floor. A wooden staircase with balustrade leads to the first-floor landing where there are a further three double bedrooms, one of which is huge and could potentially be used for a family games room or cinema room. A three-piece family shower room completes this spacious accommodation. Also, there are fitted wardrobes in most of the bedrooms with ample storage on both floors.

A gated boundary wall surrounds the property with off-street parking available for multiple vehicles on the drive immediately in front of the detached double garage with gated access the rear of the house. The front garden is laid mostly to lawn with borders containing a verity of seasonal shrubs and flowers and mature plants. The private rear garden accessed from the utility room has a large patio area, perfect for entertaining and enjoying the sun. The remainder of the garden areas are laid to decorative paving and borders that are awash with colour from seasonal mature plants, shrubs and flowers.





SPECIFICATIONS

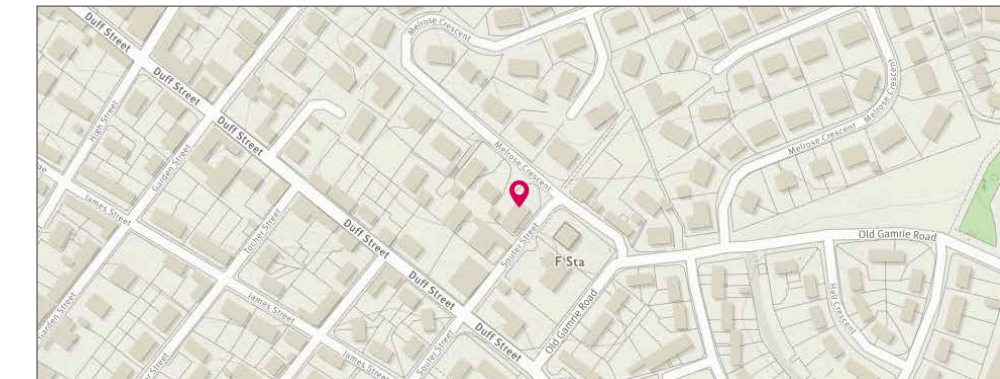
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 5.10m (16'9")
Kitchen/Diner/Family Room	6.90m (22'8") x 6.69m (21'11")
Utility	3.30m (10'10") x 1.80m (5'11")
Bedroom 1	6.50m (21'4") x 3.80m (12'6")
Bedroom 2	4.50m (14'9") x 4.50m (14'9")
Bedroom 3	5.40m (17'9") x 3.52m (11'7")
Bedroom 4	3.10m (10'2") x 2.51m (8'3")
Bedroom 5	4.80m (15'9") x 3.10m (10'2")
Bedroom 6	5.30m (17'5") x 3.30m (10'10")
En-suite	3.50m (11'6") x 1.00m (3'3")
Bathroom	3.30m (10'10") x 1.90m (6'3")
Shower Room	3.00m (9'10") x 2.40m (7'10")

Gross internal floor area (m²): 237m² | EPC Rating: D

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






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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Surveyor



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SCOTT MARSHALL
Photographer



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ALLY CLARK
Designer