

# 29 Skene Street

MACDUFF, ABERDEENSHIRE, AB44 1RL



*AN IMMACULATE WALK-IN CONDITION THREE-BEDROOM FAMILY HOME*



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McEwan Fraser Legal are delighted to offer to the market an immaculate walk-in condition three-bedroom family home. Situated in the heart of Macduff, this property has been updated to a high standard and offers comfortable family living.

The front door opens onto an L-shaped hallway with stairs leading to the first floor. The ground floor comprises a bright, spacious lounge with floor to ceiling windows that allow natural light to flood the room. A beautifully tiled shower room, the third bedroom (currently a study), and a modern kitchen/diner complete the ground floor. The kitchen/diner has been fitted to a high standard, an open plan arrangement with multiple wall and base mounted units with contrasting worktop surfaces, including a Gas Hob and quality integrated appliances. There is a breakfast bar, slate floor, contrasting tiled splash-back and space for a dining table. A door leads to the enclosed rear garden.

# the lounge





# the kitchen







**bedroom 3**





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The staircase leads to the first-floor landing. On the first floor, you have two double bedrooms. The main bedroom has a full-width triple wardrobe offering flexible storage space. The second double bedroom has no built-in storage; however, the hall landing has a storage cupboard. The family bathroom includes a Jacuzzi bath, a vertical radiator, and uniquely a slim wall-mounted TV. The property benefits from full double glazing, gas central heating, quality fitted floor coverings with a neutral colour scheme.

Externally, a tarred driveway leads to the garage, which is (used as a workshop) has a rollover garage door and unusually three-phase electrical power. The driveway allows off-street parking for at least three vehicles. The small rear garden is stone slabbed, perfect for private entertaining and enjoying the sun. To fully appreciate the quality of the property, a viewing is essential.





bedroom 1





**bedroom 2**



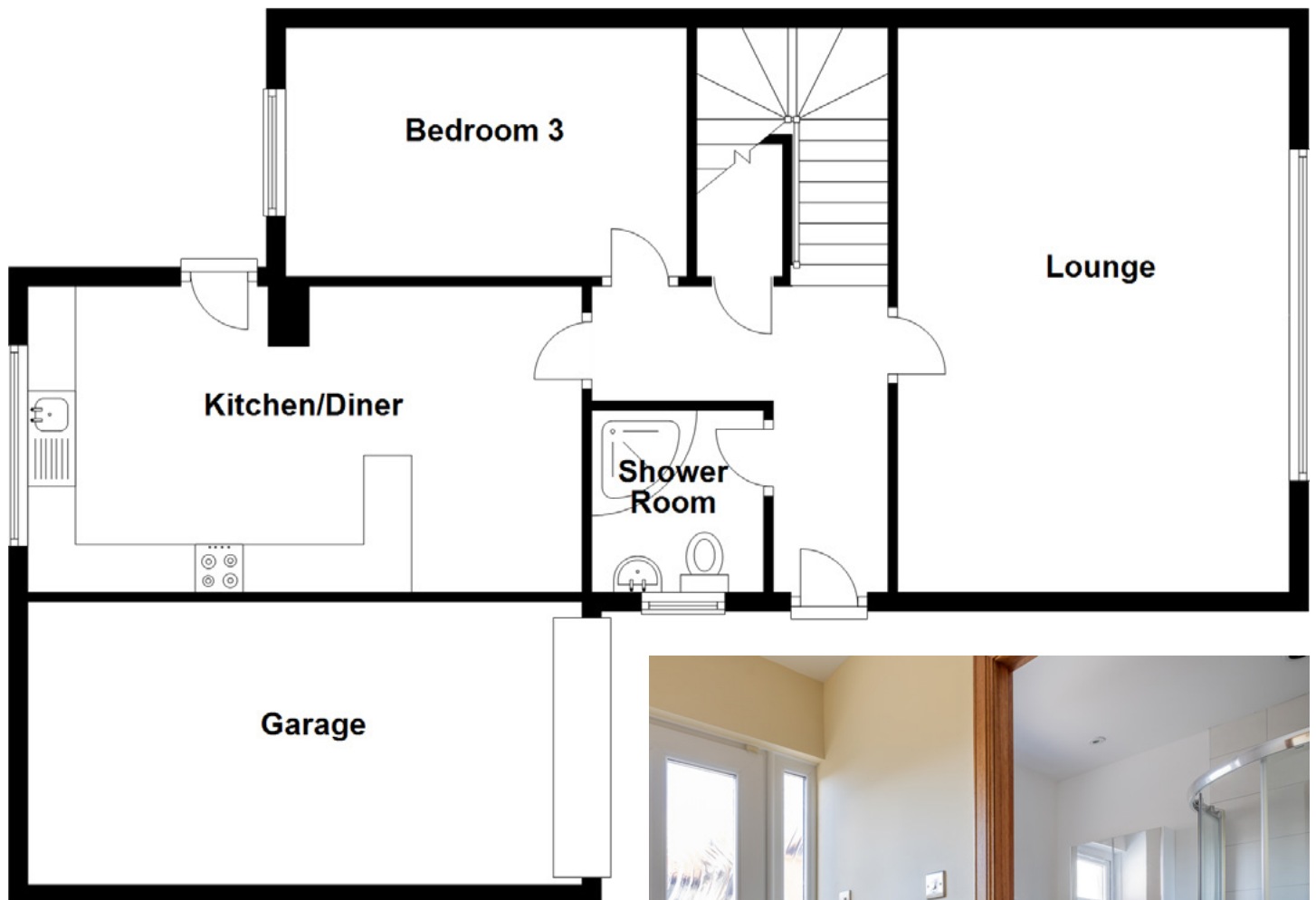
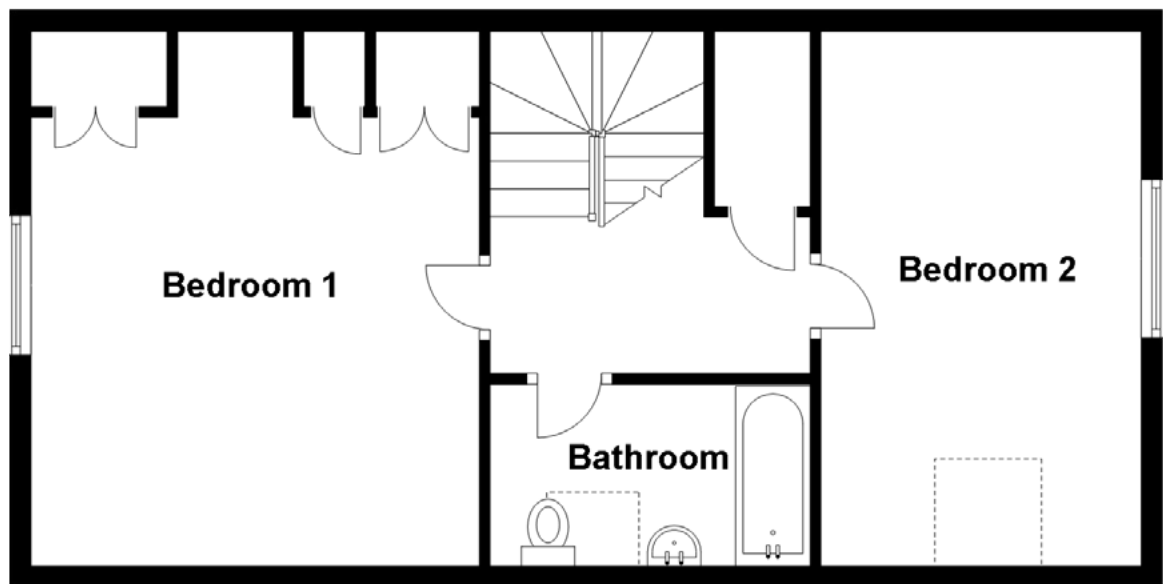




**bathroom**







Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 4.10m (13'5")
Kitchen/Diner	5.80m (19') x 3.20m (10'6")
Bedroom 1	4.20m (13'9") x 4.20m (13'9")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Bedroom 3	4.20m (13'9") x 2.50m (8'2")
Bathroom	3.00m (9'10") x 1.70m (5'7")
Shower Room	1.90m (6'3") x 1.80m (5'11")
Garage	6.09m (20') x 2.96m (9'9")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>

EPC Rating: D







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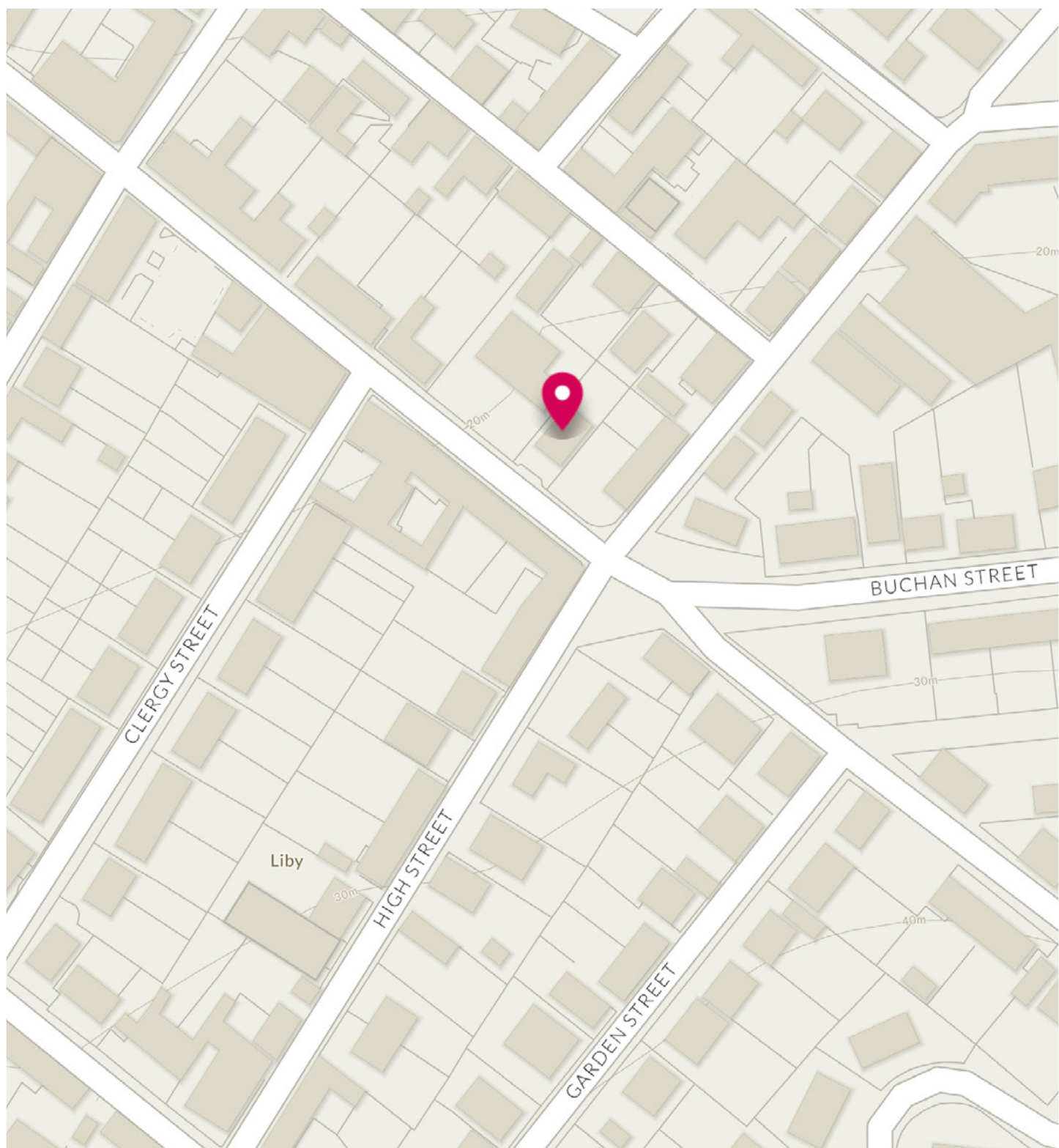
Macduff sits on the stunning yet diverse Moray Coast. Stunning beaches litter this coastline, including Boyndie, Sandend and Cullen. You can find yourself utterly alone with only the wildlife to keep you company, including seals, dolphins and numerous species of birds. The River Deveron is within walking distance and is renowned for its salmon and trout fishing. The angler is spoiled for choice with local harbours, beaches, and a rugged coastline to fish. There are numerous leisure facilities available in the area, including a recently opened sports and leisure centre; you also have two immaculate 18 hole golf courses, Royal Tarlair in Macduff and Duff House Royal Golf Club in Banff.

Macduff is a historic fishing town with a working harbour. Between Macduff and Banff, there is a full range of facilities. All levels of education, an NHS health centre, local shops, post office, supermarkets, restaurants, cafés, a multitude of tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which numerous visitors frequent, especially during the tourist season. A comprehensive East Coast bus network operates through Macduff, with the closest Railway station being at Huntly.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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