




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

28 High Shore
MACDUFF, AB44 1SL



MACDUFF

AB44 1SL

This fantastic property and the town of Macduff are on the coastal footpath of the Moray Firth, 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 within walking distance and is renowned for its salmon and trout fishing. The Angler really 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 town of Banff.

Macduff is a historic little place with its own working harbour. 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, with several banking options, 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.





28 HIGH SHORE

MACDUFF, AB44 1SL

28 High Shore is a traditional dwelling situated in the lower part of the popular picturesque town of Macduff. The property is located in a quiet residential area, a hop skip and jump and you are at the shoreline, or a short walk or evening stroll will take you to the working harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town. This traditional stone and slate built dwelling offer's spacious living accommodation over two floors, the present owner has modernised redecorated and upgraded when and where necessary, further benefitting from full double glazing and gas central heating. This could be a fantastic first-time purchase, will suit the young family or has the potential to be a fantastic holiday let, early viewing is highly recommended to fully appreciate the location of this property.

The property consists of a hall leading to all other accommodation, large dual aspect lounge, double bedroom, large dining kitchen with utility area and WC.

On the first floor, there is a centrally located family bathroom with shower over the bath, as well as two double bedrooms with bay windows and views of the shoreline.

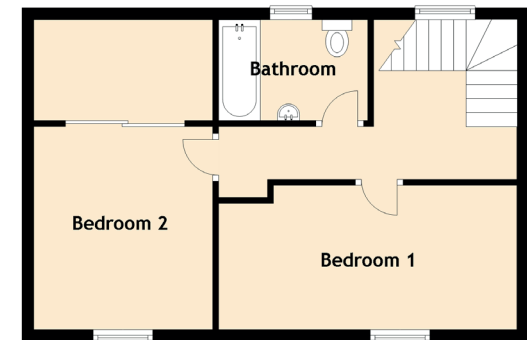
To the rear of the property there is a small area use mainly for storage, across the road there is a garden area and stone build garage that is also owned by the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



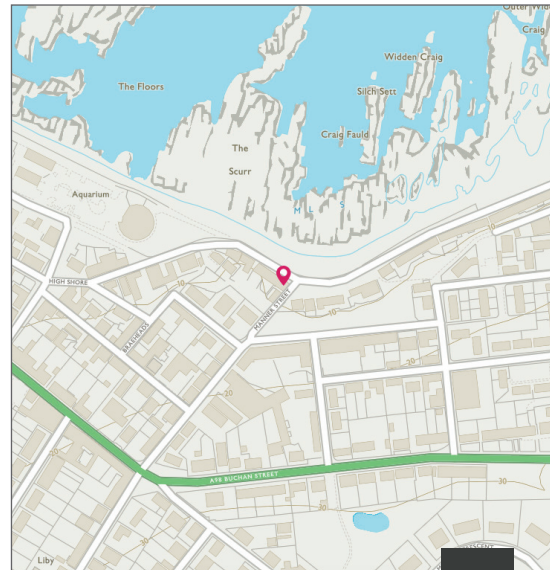
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen/Diner	8.50m (27'11") x 2.30m (7'7")
WC/Utility	1.30m (4'3") x 1.30m (4'3")
Bedroom 3	3.70m (12'2") x 3.70m (12'2")

First Floor	
Bedroom 1	5.00m (16'5") x 2.42m (7'11")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 110m² | EPC Rating: D

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





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer