



McEwan Fraser Legal

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Priesshach

STATION BRAE, MACDUFF, AB44 1UL



Macduff

Located in an enviable elevated location in the busy fishing port of Macduff with uninterrupted views from the front of the property to the mouth of the River Deveron and across the Moray Firth as far as the eye can see. A short drive will take you to many of the most scenic beaches in the north east of Scotland such as Banff Links, Sandend, and Cullen. Here you can find yourself on white sandy beaches participating in the many water sports or watching the windsurfers and the wildlife which includes seals, dolphin's whales and numerous species of birds. The area provides a wide variety of leisure facilities including golf at the Royal Tarlair, 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 towns of Macduff and the neighbouring town of Banff are of historical

Importance with stunning scenery in and around the locality. Macduff has its own large working harbour with a popular marina in Banff.

There are excellent pre-school, primary and secondary schools in the area with recently completed Leisure centres in both towns, together with NHS health centres, local shops, Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs. Macduff is also a popular holiday resort. A comprehensive East Coast bus network operates through the town.

LOCATION IMAGES:
MACDUFF HARBOUR, MACDUFF HARBOUR FROM DOUNE CHURCH & ROYAL DUFF HOUSE GC MACDUFF DISTILERY AND THE RIVER DEVERON.





Prieslach

"Prieslach" Station Brae Macduff is a substantial detached five bedroom dwelling, which was architecturally designed and later extended to provide spacious modern family day living over two floors. The property boasts many appealing features: views from a dual aspect lounge that is breath-taking in all seasons, spacious open plan kitchen with dining and family area, superior stylish fittings and furnishings, further benefiting from a fresh neutral decor, oil fired central heating and full double glazing. A fantastically located property in a prime location, which will suit the young family with room to grow or the recently retired couple, early viewing is highly recommended to fully appreciate the spacious accommodation and the stunning location, you will not be disappointed.

The property comprises a vestibule leading to the spacious hall and all other accommodation, lounge with picture window and formal dining area, spacious open plan kitchen with dining and family area, Utility room with access to the handy cloakroom and rear garden. There are three double bedrooms (all with built-in storage) on the ground floor one of which is currently being used as a study, a family bathroom with Jacuzzi

bath and separate shower cubicle completes this floor. A wooden staircase leads to the first-floor landing and the master bedroom with en-suite shower room and dressing room, a further double bedroom again with an en-suite shower room, a large third room currently being used for storage completes this floor. In addition, there are ample storage cupboards on both floors.

To the front of the property, a perimeter boundary wall with access and exit points allows parking for multiple vehicles to the front of the property and garage with gated access at each to 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 South facing rear garden is split into two areas: a large patio area with summer house is perfect for entertaining and enjoying the sun and a secure area for young children and pets alike, a further gated entry to the extensive rear garden that is laid to lawn with borders that are awash with colour from seasonal mature plants, shrubs and flowers.





**Approximate Dimensions
(Taken from the widest point)**

Lounge	6.20m (20'4") x 4.40m (14'5")
Kitchen	7.50m (24'7") x 4.80m (15'9")
Dining Area	3.50m (11'6") x 3.30m (10'10")
Utility	2.20m (7'3") x 2.10m (6'11")
Bathroom	3.50m (11'6") x 2.20m (7'3")
Bedroom 3	3.50m (11'6") x 3.35m (11')
Bedroom 4	3.90m (12'10") x 3.50m (11'6")
Study	3.50m (11'6") x 3.25m (10'8")
Bedroom 1	5.70m (18'8") x 4.40m (14'5")
En-suite	2.30m (7'7") x 2.00m (6'7")
Bedroom 2	5.70m (18'8") x 3.90m (12'10")
En-suite	2.30m (7'7") x 2.00m (6'7")
Storage	4.70m (15'5") x 4.60m (15'1")

Gross internal floor area (m²): **269m²**
EPC Rating: **E**



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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