







Prieshach

STATION BRAE, MACDUFF, AB44 1UL







Macduff

Located in an enviable elevated location Importance with stunning scenery in and property to the mouth of the River Deveron in Banff. and across the Moray Firth as far as the eye can see. A short drive will take you to many of There are excellent pre-school, primary the most scenic beaches in the north east of and secondary schools in the area with Scotland such as Banff Links, Sandend, and recently completed Leisure centres in both Cullen. Here you can find yourself on white towns, together with NHS health centres, sandy beaches participating in the many local shops, Post Office, supermarkets, water sports or watching the windsurfers restaurants, cafés, tearooms, delicatessens, and the wildlife which includes seals, hotels and pubs. Macduff is also a popular dolphin's whales and numerous species holiday resort. A comprehensive East Coast of birds. The area provides a wide variety bus network operates through the town. of leisure facilities including golf at the Royal Tarlair, Duff House Royal golf course **LOCATION IMAGES:** in Banff, Cullen Golf course and numerous MACDUFF HARBOUR, MACDUFF HARBOUR courses in Buckie. The River Deveron is FROM DOUNE CHURCH & ROYAL DUFF close by and is renowned for its salmon and HOUSE GC MACDUFF DISTILERY AND THE trout fishing. The Angler really is spoilt for **RIVER DEVERON.** 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

in the busy fishing port of Macduff with around the locality. Macduff has its own uninterrupted views from the front of the large working harbour with a popular marina





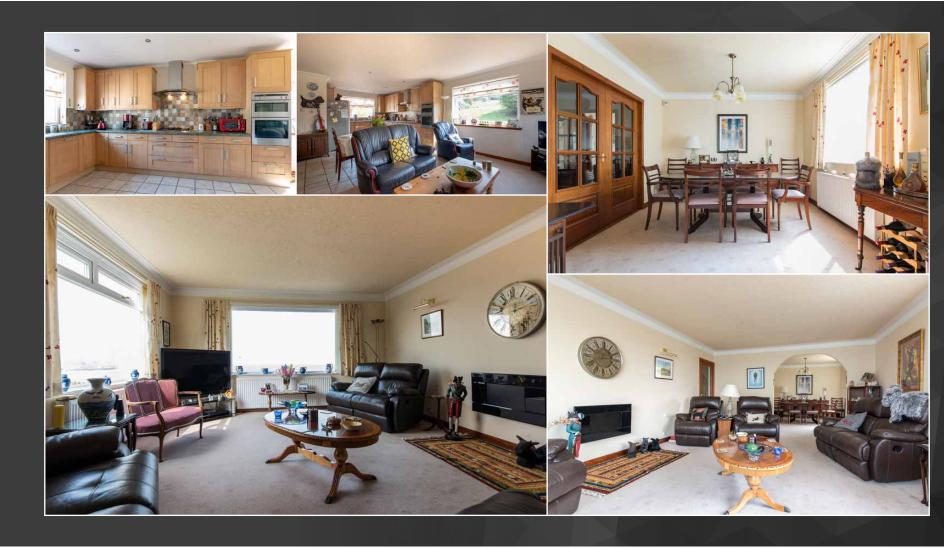
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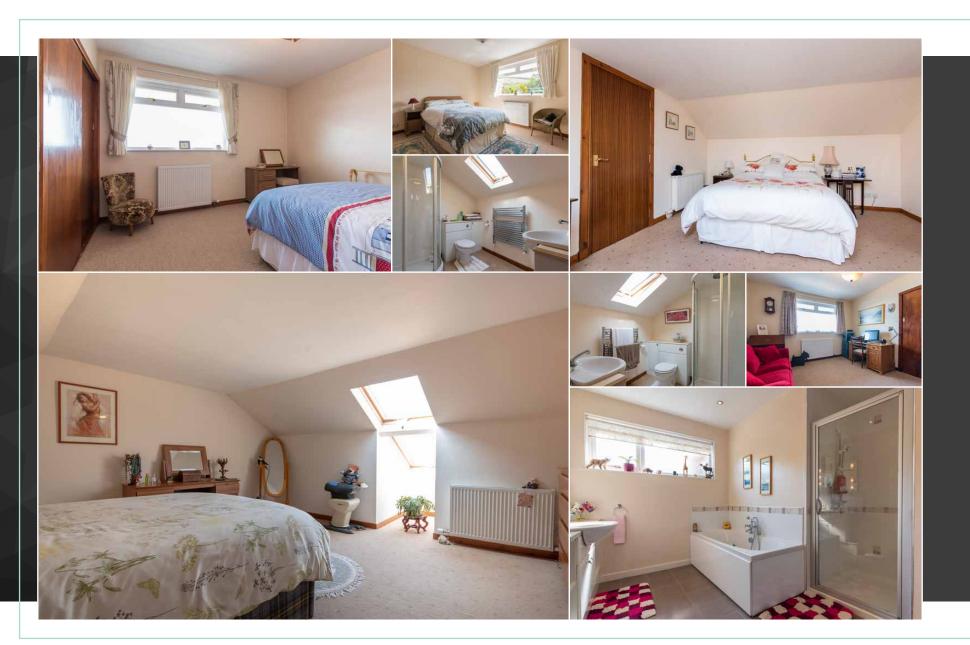
detached five bedroom dwelling, which was this floor. A wooden staircase leads to the firstarchitecturally designed and later extended to floor landing and the master bedroom with enprovide spacious modern family day living over suite shower room and dressing room, a further two floors. The property boasts many appealing double bedroom again with an en-suite shower features: views from a dual aspect lounge that room, a large third room currently being used for is breath-taking in all seasons, spacious open storage completes this floor. In addition, there plan kitchen with dining and family area, superior are ample storage cupboards on both floors. stylish fittings and furnishings, further benefiting from a fresh neutral decor, oil fired central. To the front of the property, a perimeter boundary heating and full double glazing. A fantastically wall with access and exit points allows parking located property in a prime location, which will for multiple vehicles to the front of the property suit the young family with room to grow or the and garage with gated access at each to the rear recently retired couple, early viewing is highly of the house. The front garden is laid mostly to recommended to fully appreciate the spacious lawn with borders containing a verity of seasonal accommodation and the stunning location, you shrubs and flowers and mature plants. The will not be disappointed.

the spacious hall and all other accommodation, a secure area for young children and pets alike, a lounge with picture window and formal dining further gated entry to the extensive rear garden area, spacious open plan kitchen with dining and that is laid to lawn with borders that are awash family area, Utility room with access to the handy with colour from seasonal mature plants, shrubs cloakroom and rear garden. There are three and flowers. 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

"Prieshach" Station Brae Macduff is a substantial bath and separate shower cubicle completes

private South facing rear garden is split into two areas: a large patio area with summer house is The property comprises a vestibule leading to perfect for entertaining and enjoying the sun and





Approximate Dimensions (Taken from the widest point)

6.20m (20'4") x 4.40m (14'5") Lounge 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') 3.90m (12'10") x 3.50m (11'6") Bedroom 4 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**













Solicitors & Estate Agents

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