

1 Turner Street

MACDUFF, ABERDEENSHIRE, AB44 1XJ



TRADITIONAL THREE BEDROOM DETACHED
HOUSE WITH VIEWS FROM THE GARDEN



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





1 Turner Street is a spacious three bedroom detached property of traditional stone and slate build situated in the upper part of the popular picturesque seaside town of Macduff a short walk or drive to the local harbour, shops, and other amenities. The spacious versatile living accommodation over two floors has been decorated in a fresh neutral tone with the property further benefitting from full double glazing and gas central heating and solar panels. A home for a young family with room to grow, or a first time purchase. Early viewing is highly recommended to fully appreciate this spacious property.

The property comprises a front door to hallway leading to all further accommodation, a large bright and spacious lounge, reception room two or formal dining area, dining kitchen with a range of wall and base mounted units, utility room which in turn allows access to the rear garden, a centrally located modern family shower room completes the ground floor. A carpeted stairway with a wooden balustrade leads to the upper accommodation where you have three large double bedrooms all of which have fitted wardrobes. In addition, there are ample storage cupboards throughout the property.

The Location



sitting/dining room





the lounge





the kitchen





shower room





bedroom 1





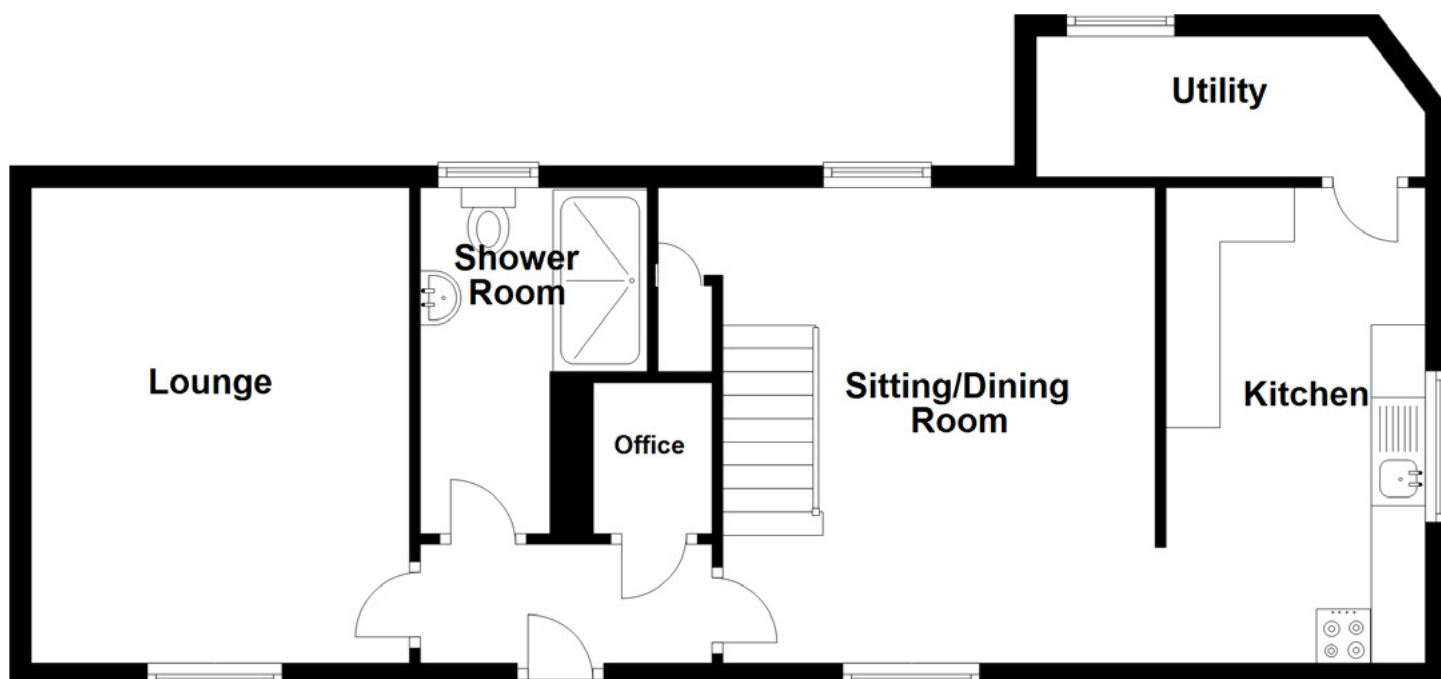
bedroom 2





bedroom 3





Approximate Dimensions

(Taken from the widest point)

Sitting/Dining Room	4.40m (14'5") x 4.00m (13'1")	Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Lounge	4.40m (14'5") x 3.50m (11'6")	Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Kitchen	4.50m (14'9") x 2.40m (7'10")	Bedroom 3	4.00m (13'1") x 2.80m (9'2")
Shower Room	3.20m (10'6") x 2.10m (6'11")		
Utility	3.60m (11'10") x 1.30m (4'3")	Gross internal floor area (m ²): 106m ²	
Office	1.40m (4'7") x 1.10m (3'7")	EPC Rating: D	

On-street free parking is available at the front and side of the property, a secure garage-style automatic roller door allows access to the rear garden, where you have off-street parking for at least two vehicles on an extensive loc-bloc driveway. This spacious safe and secured walled garden is ideal for those with children and pets. Intertwining pathways lead to several seating areas, laid mostly to decorative stone chip with a small lawn area, borders containing a variety of mature shrubs, plants and seasonal flowers. The rear garden is perfect for entertaining some alfresco dining and enjoying the afternoon sun. A single wooden garage and two wooden sheds complete the garden. The property is serviced with mains electricity, solar panels, main drains, water and gas.





The 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.

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, 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. A comprehensive East Coast bus network operates through Macduff, with the closest Railway station being at Huntly.

The Location

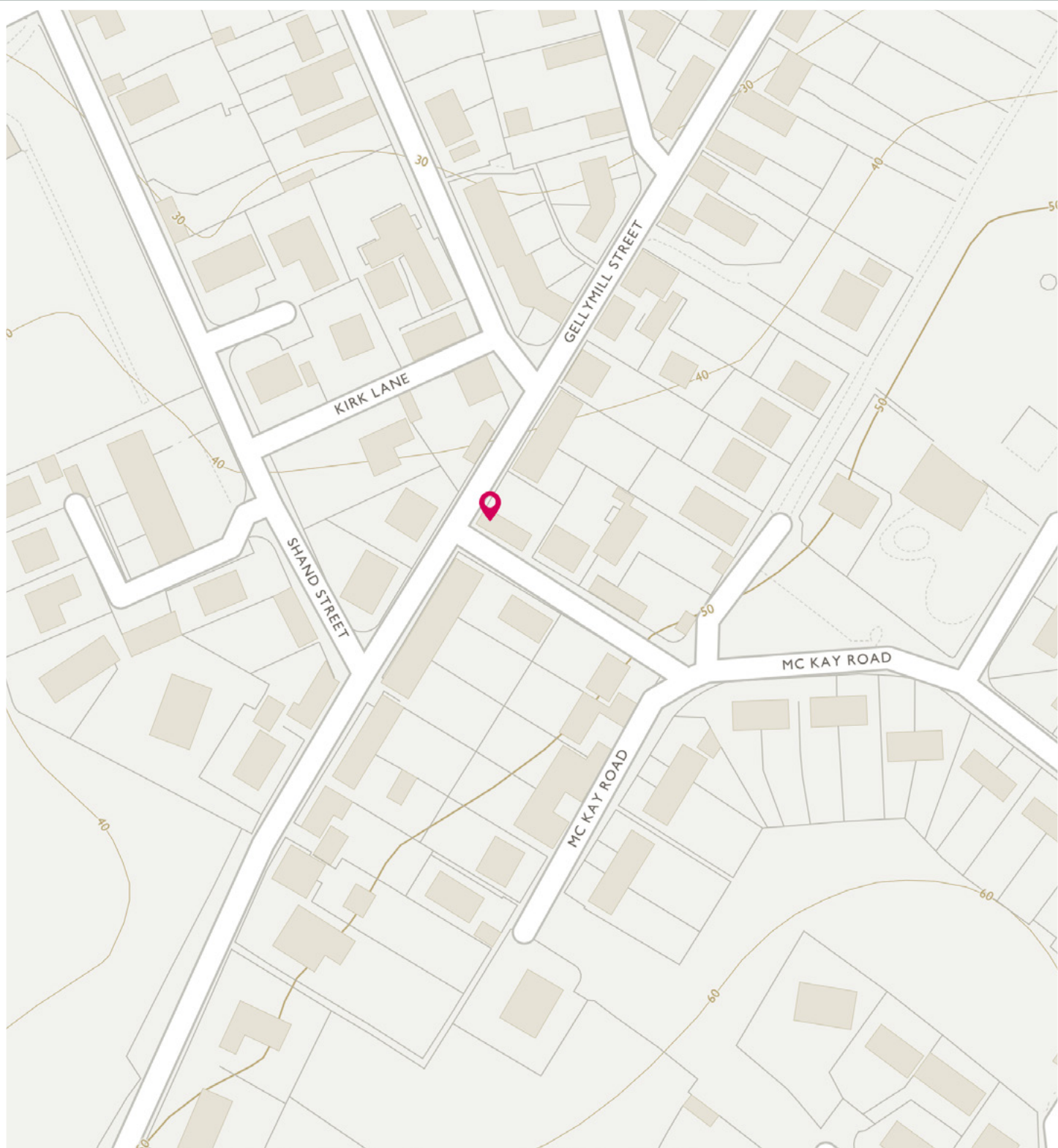


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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