

# 33 Low Shore

BANFF, MACDUFF, ABERDEENSHIRE, AB44 1RE



TRADITIONAL MID-TERRACE STONE & SLATE  
PROPERTY, POPULAR SEASIDE TOWN LOCATION



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33 Low 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 harbour, or a short walk or evening stroll will take you to the fantastic shoreline, 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 to an exceptional standard, 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 standard of this property.

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The property comprises; hall leading to all other accommodation, spacious lounge, the kitchen which has ample wall and base mounted units is open plan with the dining and family area with a wood-burning stove adding that touch of grandeur, a carpeted staircase with wooden balustrade leads to the upper floor where you have a centrally located bathroom with electric shower over the bath, two large two double bedrooms with one of which has views over to the shoreline.

To the rear of the property, the garden is accessed from the kitchen, walled or fenced on three sides providing a secure environment for children or pets alike. Laid mostly to lawn with sporadic planting of some seasonal flowers/plants a decorative stone chip patio area is perfect for enjoying the sun and entertaining. The wooden garden shed will remain.

Property is serviced with mains electricity, main drains, water and gas.

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# the lounge















# bedroom 1





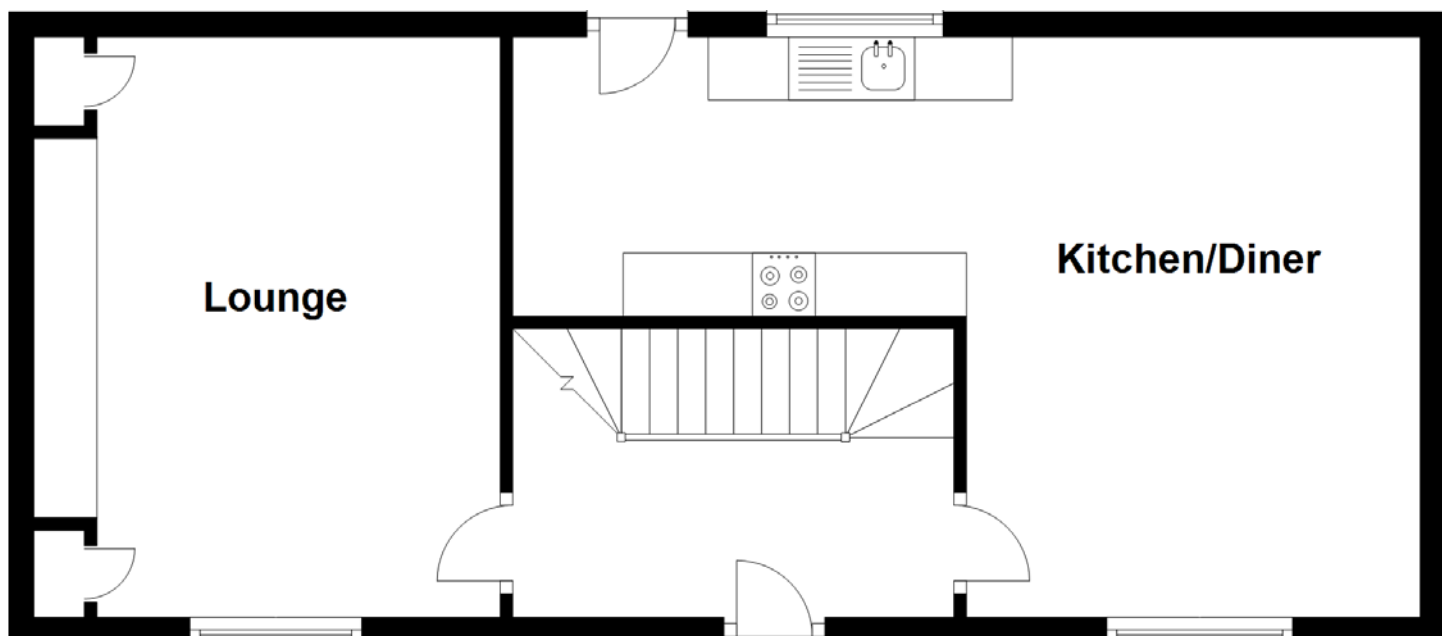
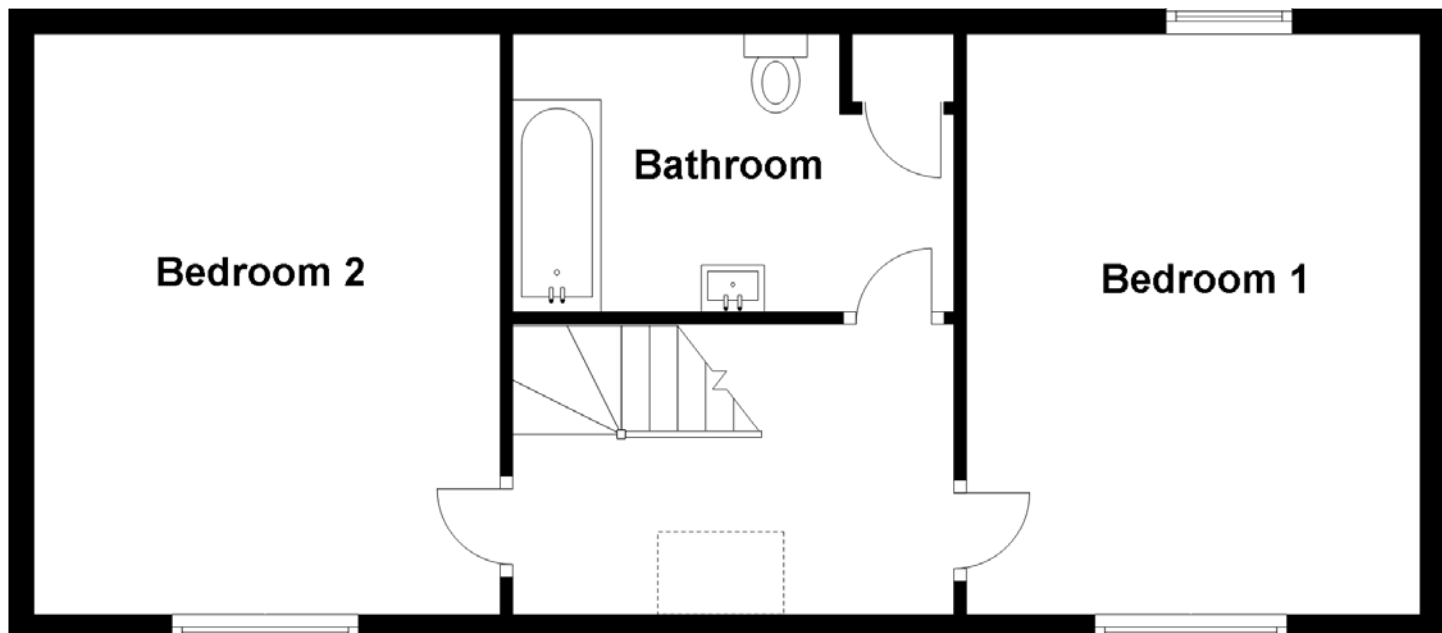
## bedroom 2











Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Kitchen/Diner	4.60m (15'1") x 3.60m (11'10")
Bedroom 1	4.60m (15'1") x 3.80m (12'6")
Bedroom 2	4.60m (15'1") x 3.30m (10'10")
Bathroom	3.50m (11'6") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: E









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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.

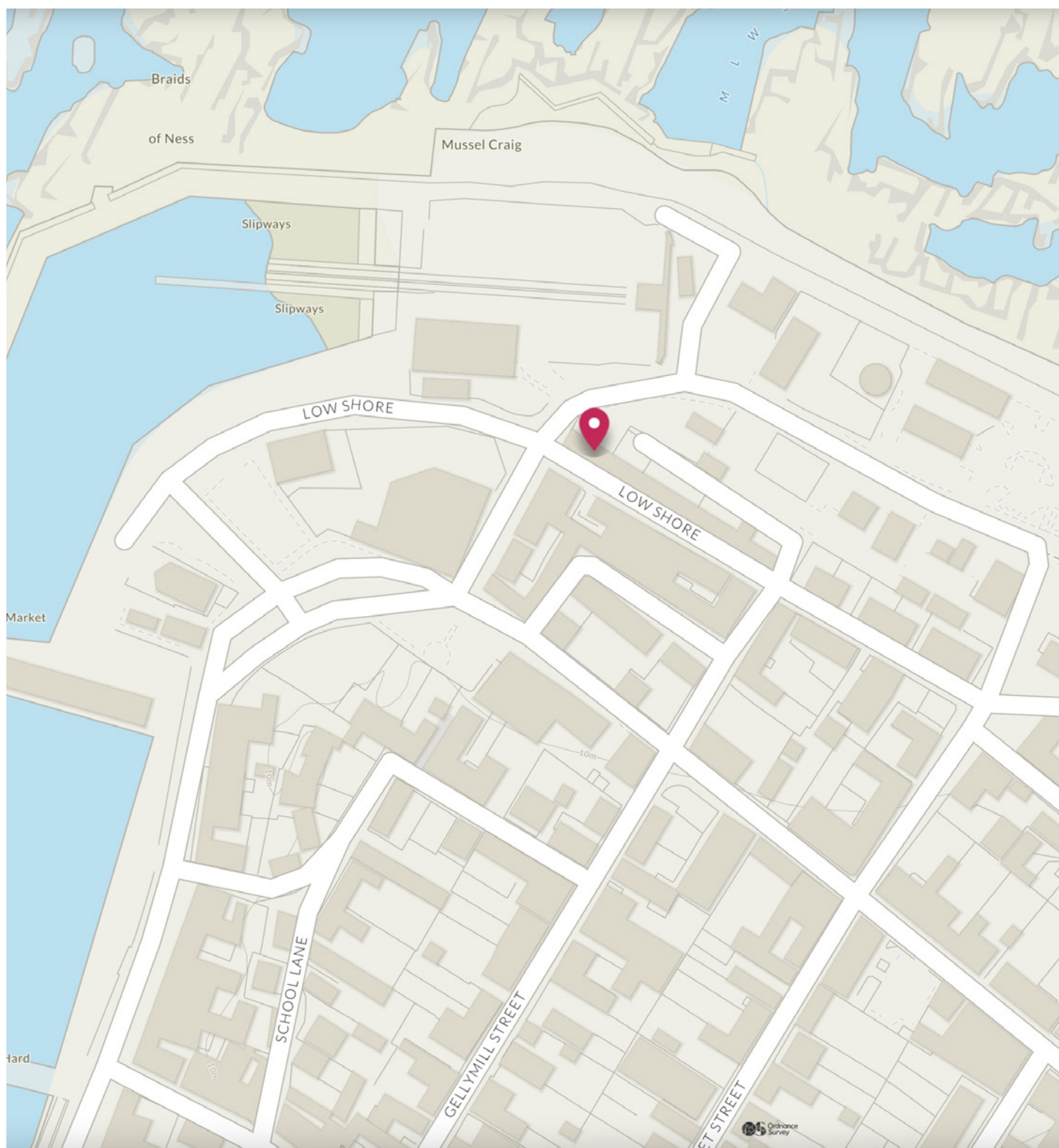
There are numerous leisure facilities available in the area, including a recently opened sports and leisure centre, you also have two immaculate 18 hole golf courses, the famous Royal Tarlair in Macduff and the Duff House Royal in the town of Banff. Macduff is a historic little place with its working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There are 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.

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# McEwan Fraser Legal

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