

31 Low Shore

MACDUFF, AB44 1RE



Traditional mid-terrace stone and slate property, popular seaside town location



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31 Low Shore is a traditional mid-terrace dwelling situated in the lower part of the popular picturesque town of Macduff. 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.

This traditional stone and slate-built dwelling offers living accommodation over two floors. The present owner has modernised and redecorated both externally and internally, further benefitting from double glazing and gas central heating.

This could be a fantastic first-time purchase and has the potential to be a long-term buy to Let or Air B&B.

THE LOUNGE/KITCHEN



The property comprises an entrance hall to the lounge which is open plan to the kitchen, fitted with a range of both wall and base-mounted units, with contrasting worktops and tiled splash back.





A carpeted staircase leads to the upper floor where you have a washroom consisting of a modern WC and sink. The double bedroom with a bay window has a fitted tiled shower cubical and cupboard.

Free on-street parking is available with this property. Please note, there are no garden areas with this property.

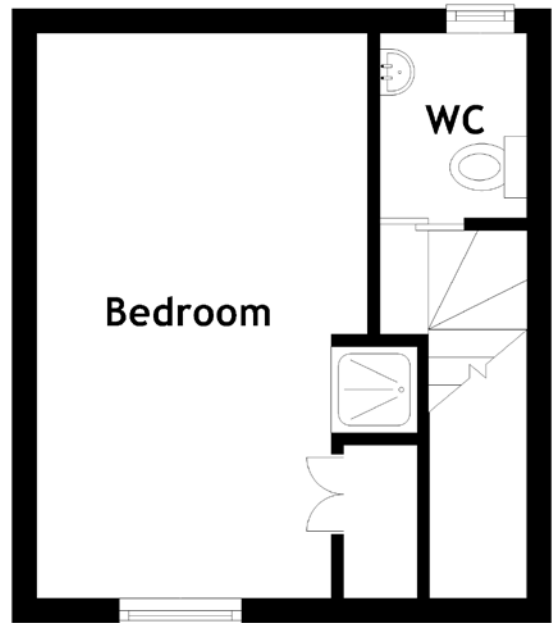
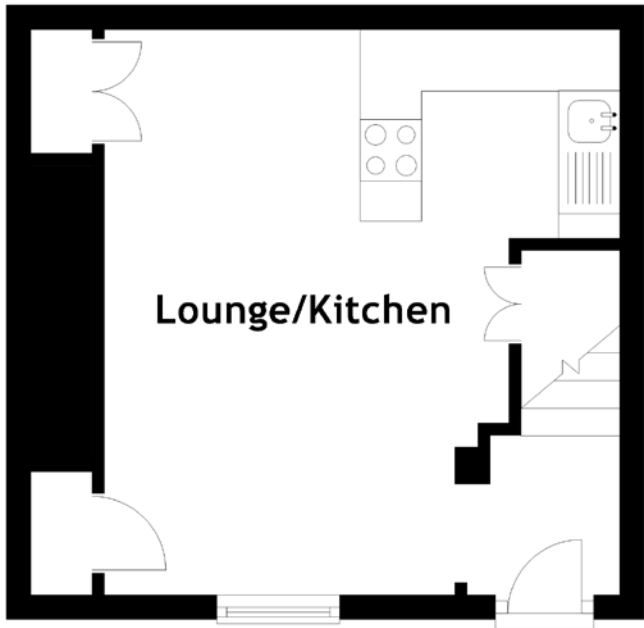
THE WC



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP

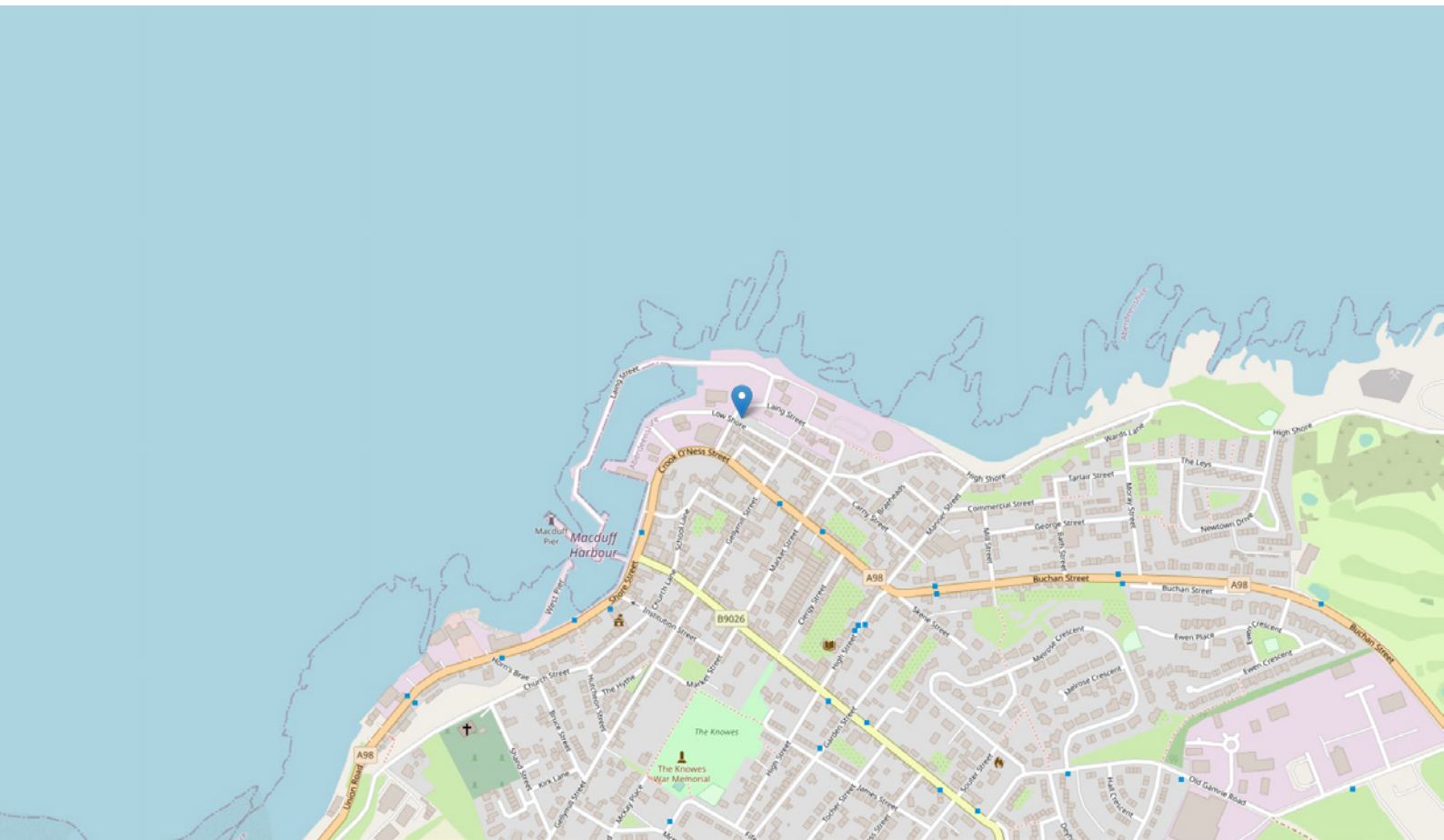


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	4.60m (15'1") x 4.20m (13'9")
WC	1.50m (4'11") x 1.20m (3'11")
Bedroom	4.60m (15'1") x 2.70m (8'10")

Gross internal floor area (m²): 38m²
EPC Rating: E

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale.



THE LOCATION

The seaside town of Macduff is of historical importance and is a busy little town with its working harbour, and is renowned for its huge boat building industry. A short evening stroll or drive will take you to some of the most scenic beaches in the North East of Scotland such as Banff Links, Sandend and Cullen. Here you can find yourself on miles of white sandy beaches participating in the many water sports or watching the windsurfers and the wildlife which includes seals, dolphins, 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 with further links courses in Cullen and Buckie. The River Deveron is close by and is renowned for its salmon and trout fishing. The angler is spoilt for choice with numerous local rivers, beaches, and rugged coastline to fish.

There are excellent preschools and primary and secondary schools in the area together with the neighbouring town of Banff. There are NHS facilities and a small hospital. Other amenities include specialist shops such as butchers, and bakers with supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs all of which add to the appeal of this area. It is frequented by numerous visitors, especially in the peak season.

A comprehensive East Coast bus network also operates through the town of Macduff. With the East Coast rail network operating from Huntly.




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