

13 Market Street

MACDUFF, ABERDEENSHIRE, AB44 1QN



*Spacious three-bedroom semi-detached,
previously extended, large rear garden, close
to amenities, in walk-in condition*



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A fantastic opportunity to purchase a three-bedroom semi-detached property, previously extended and offering versatile, spacious living accommodation over two levels, which the present owners, during their tenure, have maintained and upgraded when necessary. The property further benefits from double glazing, gas central heating, and is decorated throughout in a fresh neutral tone.

13 Market Street is situated in the upper part of the popular picturesque seaside town of Macduff, located in a quiet residential area, and a short walk to the harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town.

THE LOUNGE



The property comprises: from the front door, a hallway leading to all further accommodation. A spacious open plan front-facing lounge with a feature working fireplace and archway leading to the formal dining area.

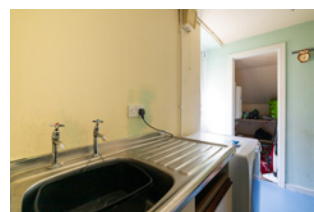
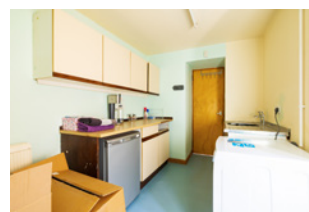
THE DINING ROOM



THE KITCHEN/DINER



The spacious modern kitchen is fitted with multiple wall and base-mounted units with integrated appliances and a breakfast bar, with ample room for a further dining table or an assortment of furniture. It allows access to the rear garden from a patio door. From the kitchen, there is a utility room with multiple standalone appliances with access to the side of the property and the rear garden.





A carpet staircase leads to the spacious upper landing, where you have a centrally located family shower room with an additional separate toilet and wash hand basin. There are three large double bedrooms, all of which have either fitted wardrobes or cupboard space.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



There are three large double bedrooms, all of which have either fitted wardrobes or cupboard space



BEDROOM 3

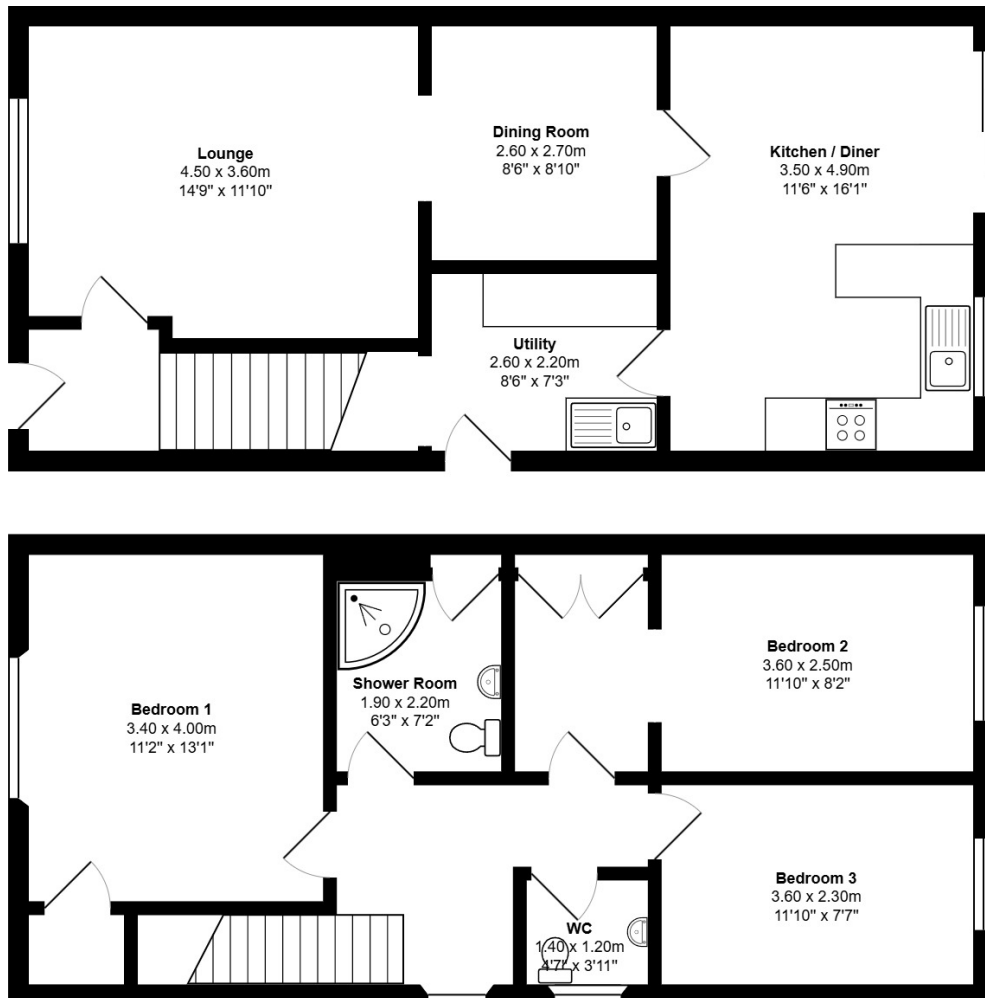


To the front of the property, there is on-street free parking, an ungated boundary wall with a small garden laid to various shrubs and plants. Access to the rear garden is from the side path or the kitchen; the garden is bordered by a large boundary wall with a wooden fence down the middle. The rear garden is laid mostly to lawn, with various shrubs, plants and seasonal flowers, that are awash with colour throughout the year. There could be a choice of several seating and patio areas throughout the garden, perfect for enjoying the afternoon sun, entertaining, and participating in some alfresco dining. The building of a side gate would make this a safe and secure environment for children and pets alike.

EXTERNALS



FLOOR PLAN & DIMENSIONS

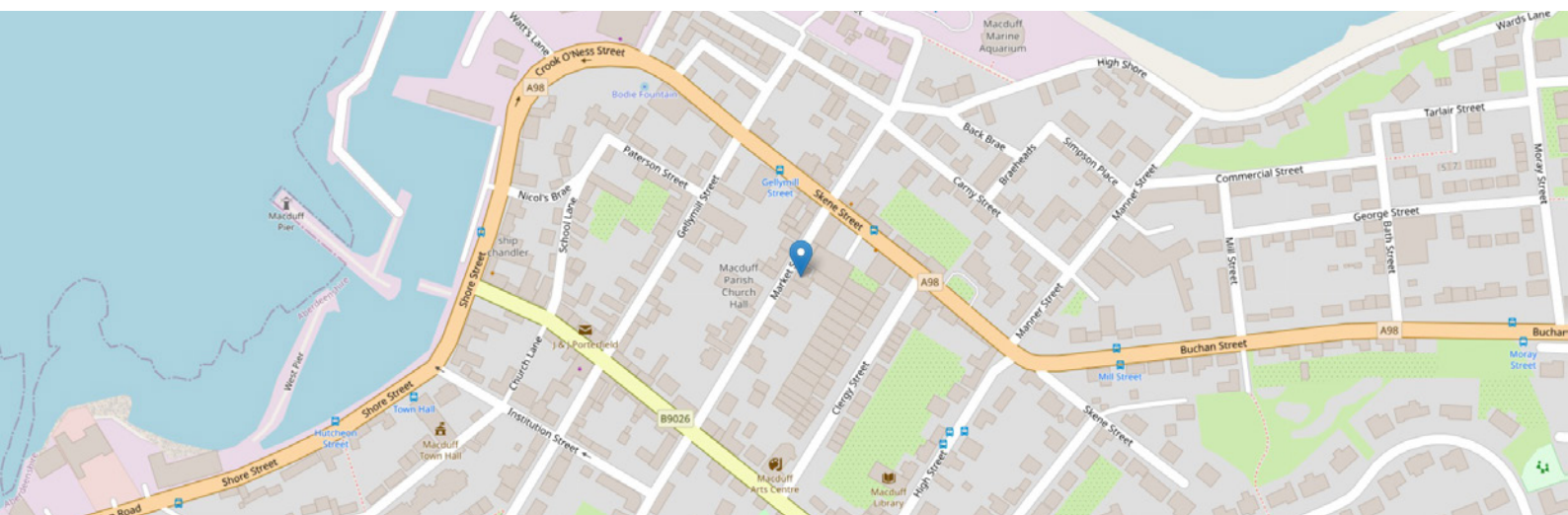


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 109m² | EPC Rating: C

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

Services: Mains electricity, drains, water and gas.



THE LOCATION

The seaside town of Macduff is of historical importance and has its working harbour with a local company being a world-renowned fishing boat builder. The property is located a short walk from the shoreline of the Moray Firth. A short drive will take you to many of the most scenic beaches in the Northeast 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, the occasional whale and numerous species of birds.





The area provides a wide variety of leisure facilities, including golf at the Royal Tarlair (a short walk from the property), the 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 is spoilt for choice with numerous local rivers, harbours, beaches and rugged coastlines to fish.

Within Macduff and its neighbouring town of Banff, there are excellent preschools, primary and secondary schools with NHS health centres, a recently completed leisure centre, local shops, a Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs.

Macduff is also a popular holiday resort. A comprehensive East Coast bus network operates throughout the town.



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