

**FLAT 10, MARNIC COURT,
MANNER STREET,
MACDUFF, AB44 1SE**



**SPACIOUS 3 BEDROOM FLAT WITH
COMMUNAL CAR PARK**

OFFERS AROUND

£69,000

VALUATION PRICE

£75,000


grantsmith

LAW PRACTICE

formerly trading as Alexander George & Co



We are pleased to offer for sale this 3 bedroom flat in Marnic Court, Macduff. This property is on the 2nd floor of the building. The property is located in a popular residential area of Macduff and is situated close to the shore. Marnic Court has a communal car park for residents.

This property has 3 well-proportioned bedrooms, all with built in mirrored wardrobes. There is a spacious lounge and kitchen.

The property would be ideal for first time buyers or as a rental property.

Viewing is recommended

Council Tax Band: C EPC Band: D

ENTRY

Entry to the Marnic Court building is at the rear of the property. An external door leads into a communal hallway. Flat 10 is located on the second floor. Exterior door leads into hallway with storage cupboard and small cupboard housing electrics. Hallway provides access to all rooms.

LOUNGE

10.82ft x 23.46ft (3.30m x 7.15m) approx.

Dual aspect with windows to front and rear.



KITCHEN

9ft x 13.02ft (2.74m x 3.97m) approx.

Window to rear, ample base and wall units, sink and drainer, space for appliances.



BEDROOM 1

13.64ft (widest) x 14.80ft (widest) (4.16m x 4.51m) approx.

Window to front, built in mirrored wardrobe.



BEDROOM 2

10.64ft (widest) x 14.53ft (widest) (3.24m x 4.43m) approx.

Window to front, built in mirrored wardrobe.



BEDROOM 3

3.18ft x 10.61ft (4.02m x 3.23m) approx.

Window to front, built in mirrored wardrobe.



BATHROOM

Frosted window to rear, 3 piece suite comprising of W.C., wash-hand basin and shower.



OUTSIDE

At the rear of Marnic Court there is a communal car park.





SERVICES

All mains services: gas, electricity, water and drainage.

ENTRY

By arrangement.

VIEWING

By appointment only through contacting Gary Christie on 07975558593 or the Grant Smith Law Practice -Tel. 01261 815678 or e-mail banff@grantsmithlaw.co.uk - 25 High Street, Banff, AB45 1AN

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