



**8 SOUTER STREET,
MACDUFF,
AB44 1PD**



**2 BEDROOM SEMI-DETACHED HOUSE WITH
FRONT AND REAR GARDENS, DRIVEWAY
AND GARAGE.**

**OFFERS OVER
£90,000**





We are delighted to offer for sale this 2 bedroom semi-detached house located in a popular residential area of Macduff. The property comprises Lounge, Kitchen, Dining room, 2 Bedrooms, Bathroom, Front and rear gardens, Driveway and garage.

This property would make the ideal first time buy or small family home. Some furniture to remain.

Macduff is a pleasant coastal town situated on the Moray Firth near the mouth of the River Deveron. It has a range of local shops, Library facilities and offers excellent educational and recreational facilities including golf courses at both Macduff and Banff which is only a little over a mile away. There is also a Harbour and Marine Aquarium. Aberdeen is approximately 45 miles distant.

Viewing is recommended to appreciate this property.

Council Tax Band: B EPC Band: F

ENTRY

Entry via front partially glazed exterior door leading to hall. Hall provides access to staircase and lounge.

LOUNGE

(13.88ft x 12.87ft) (4.23m x 3.92m) approx.

Front facing double window. Cupboard housing electrics. Electric fireplace. Shelved alcove with built in cupboards. Wall sconces.



DINING ROOM

(8.76ft x 10.52ft) (2.67m x 3.20m) approx.

Rear facing window with partial sea view. Built in storage cupboard.





KITCHEN

(10.53ft x 9.21ft) (3.21m x 2.80m) approx.

Rear facing window. Ample base and wall units. Electric hob with overhead extractor fan. Integrated oven. Space for white goods. Sink with drainer.

Access to utility/rear exterior door.

FIRST FLOOR

First floor landing provides access to bedrooms 1 & 2 and bathroom.
Rear facing window. Roof hatch gives access to attic space

BEDROOM 1

(13.44ft x 10.41ft) (4.09m x 3.17m) approx.

Rear facing window with sea views.



BEDROOM 2

(12.82ft x 10.98ft) (3.90m x 3.34m) approx.

Front facing window. Built in storage cupboard. Built in walk in wardrobe with sliding door.



BATHROOM

(7.62ft x 5.76ft) (2.32m x 1.75m) approx.

Rear facing opaque window. 3 piece suite with bath, sink with built in storage and W/C.





REAR GARDEN

Mainly paved with plant beds. Greenhouse and shed to remain. Path with access to front garden.





SERVICES

All mains services: electricity, water and drainage.

ENTRY

By arrangement.

VIEWING

By appointment only through contacting 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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