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86 Duff Street
MACDUFF, ABERDEENSHIRE, AB44 1PA

Macduff

Aberdeenshire

86 Duff Street is a substantial detached property located within the seaside town of Macduff on the coastal footpath of the Moray Firth. From here you are within a short drive to some of the most talked about beaches on the Moray coast, where an abundance of wildlife can be seen such as seals, dolphins and the numerous species of birds that frequent this coastline.

Macduff is a historic little town with its own working harbour, which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours and spectacular beaches with tearooms, delicatessens, other eateries, and hotels, all of which add to the appeal of this area which is frequented by numerous visitors, especially during peak seasons. All the other normal facilities one would expect, such as primary school and secondary school facilities, banking options, NHS health centre, small shops, post office, restaurants and major supermarkets can be found in Banff and Macduff.

The River Deveron is right on your doorstep and is renowned for its salmon and trout fishing. There are also numerous leisure facilities available in the area, including two immaculate 18 hole golf courses. The famous Royal Tarlair is located just a short walk from the property and the Duff House Royal golf course is less than a mile in the town of Banff.



86 Duff Street

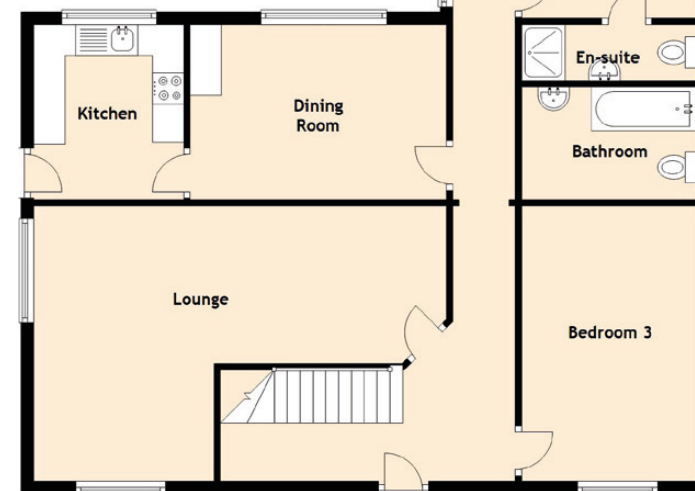
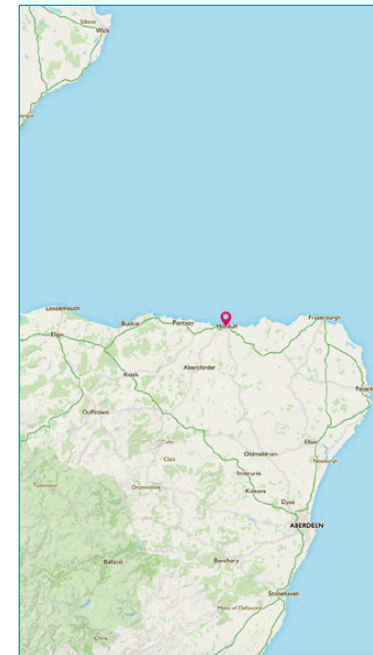
Macduff

This spacious four bedroom detached property is situated in the upper part of the popular seaside town of Macduff. The property is located in a quiet residential area and a short walk or evening stroll to the local harbour, local shops, and all other amenities. This traditional property offer's spacious living accommodation over two floors and further benefits from full UPVC double glazing, gas central heating and fresh neutral decor. The property would suit the growing family or a fantastic buy to let. Early viewing is a must to appreciate the location and size of this property.

The property comprises; Hall leading to all other accommodation, large L shaped lounge with feature fireplace, kitchen with multiple wall and base units provides access to the rear garden, spacious dining room, master bedroom with en-suite shower room, bedroom 4 currently being used as a study area, 3 Piece family bathroom with electric shower over the bath. A carpeted staircase with wooden balustrade leads to the first-floor landing and two spacious doubled bedrooms both have large dormer windows to the front of the property a two-piece WC completes this upper floor.

On-street free parking is available to the front and side of the property, Access to the garage is from the side street. The spacious rear garden is on two levels the lower part is laid to decorative stone chip with borders containing numerous shrubs and plants with a scattering of potted plants. Steps leading to the large upper garden walled on three sides and laid mostly to lawn with numerous mature plants, shrubs and trees. A fantastic area to enjoy the afternoon sun and for entertaining. The garden is also a secure and environment for those with children and pets alike. A spacious stone build workshop and small wooden summer house complete the garden.





Approximate Dimensions
(Taken from the widest point)

Lounge	6.60m (21'8") x 4.40m (14'5")
Dining Room	4.20m (13'9") x 2.80m (9'2")
Kitchen	2.80m (9'2") x 2.40m (7'10")
Bedroom 1	4.90m (16'1") x 4.00m (13'1")
Bedroom 2	3.59m (11'9") x 3.00m (9'10")
Bedroom 3	4.40m (14'5") x 2.80m (9'2")
Bedroom 4	4.20m (13'9") x 3.80m (12'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")
En-suite	2.80m (9'2") x 0.90m (2'11")
WC	1.80m (5'11") x 1.50m (4'11")
Garage	4.90m (16'1") x 3.20m (10'6")
Shed	4.30m (14'1") x 3.60m (11'10")

Gross internal floor area (m²): 134m²

EPC Rating: F

Extras (Included in the sale): All floor coverings, blinds, curtains and light fittings.

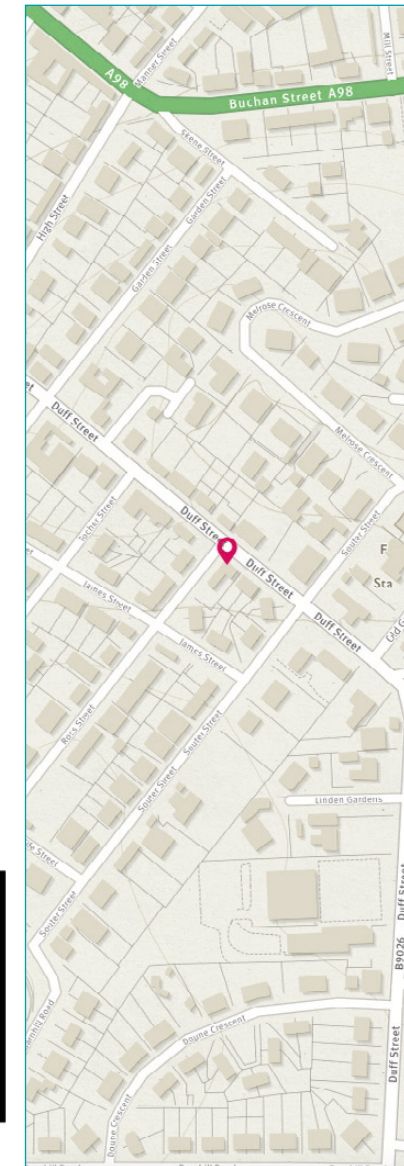
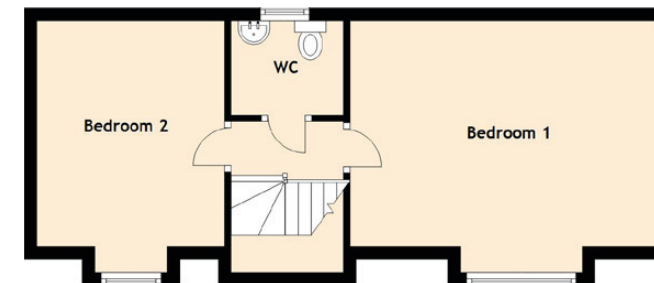


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