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43 Corskie Drive
MACDUFF, ABERDEENSHIRE, AB44 1QW

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The seaside town of Macduff is located 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 coast-line.

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 and delicatessens. Other amenities you would expect to find in the seaside towns of Macduff and Banff, such as primary school and secondary school facilities,

banking options, NHS health centre, small shops, Post Office, restaurants and major supermarkets, can be found close by. All of which adds to the appeal of this area which is frequented by numerous visitors, especially during peak seasons.

The River Deveron is a short drive and is renowned for its salmon and trout fishing. There are also numerous leisure facilities available in the area, including two immaculate eighteen hole golf courses. The famous Royal Tarlair is located just a short walk from the property and the Duff House Royal golf course is approximately one mile away in the town of Banff. A comprehensive East Coast Bus Network operates through the town.



43

CORSKIE DRIVE

MACDUFF, ABERDEENSHIRE, AB44 1QW

43 Corskie Drive is located in the upper part of the historic seaside town of Macduff in a popular residential area and a short walk or evening stroll to the local harbour, local shops, supermarkets, primary school, recently constructed leisure centre and other amenities you would expect to find in a vibrant seaside town.

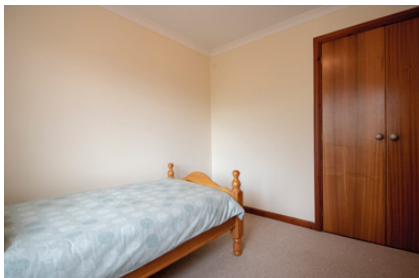
This substantial property has been maintained regardless of cost, immaculate fresh neutral decor and floor coverings throughout with a recently upgraded spacious dining kitchen are some of the eye-catching features, further benefitting from full double glazing, gas central and professional alarm system. With its location and stunning walk-in condition, this really is a must view property will suit the first time purchaser or the young family.

The property comprises a vestibule leading to the spacious hall and all other accommodation, large bright lounge with dual aspect windows, spacious dining kitchen with multiple wall and base units

with contrasting worktops, and a utility room with access to the rear garden. A carpeted staircase with wooden balustrade leads to the first-floor landing. There are three double bedrooms all of which have fitted wardrobes, and the family shower room with under-floor heating completes the accommodation. There is also a floored loft that can be accessed by a ladder for extra storage.

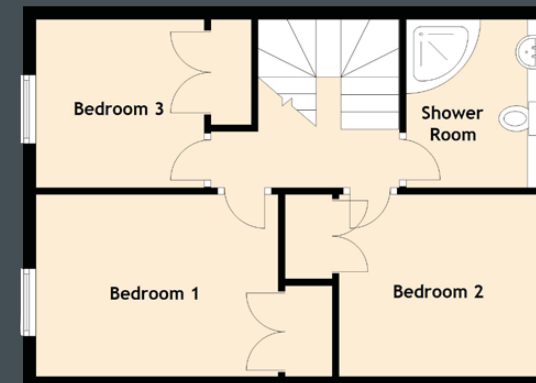
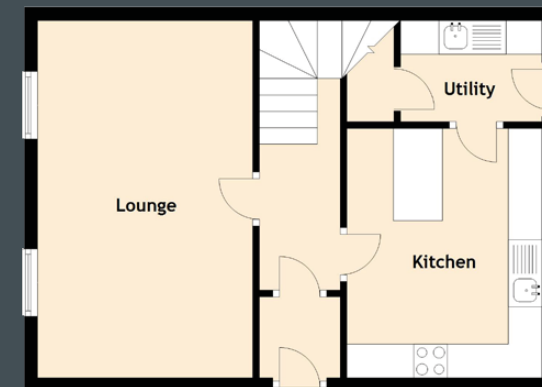
The gated tarred driveway leads to the extended garage and workshop, allowing off-street parking for several vehicles. The garage also has an electric up and over door, a floored loft that can be accessed by a ladder and inspection pit. The front garden is laid to decorative stone chip with a scattering of seasonal shrubs and flowers. The south facing private and gated rear garden is laid mainly to lawn with a high perimeter fence a safe environment for children and pets, a large stone patio area from the utility room is a perfect spot for entertaining and enjoying the afternoon sun. A wooden garden shed gives additional storage.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.20m (10'6")
Kitchen	3.70m (12'2") x 2.90m (9'6")
Utility	2.10m (6'11") x 1.50m (4'11")
Bedroom 1	3.60m (11'10") x 2.80m (9'2")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bedroom 3	2.50m (8'2") x 2.50m (8'2")
Shower Room	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 80m²

EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings, washing machine and tumble dryer. Other soft furnishings and electrical items are by separate negotiation.

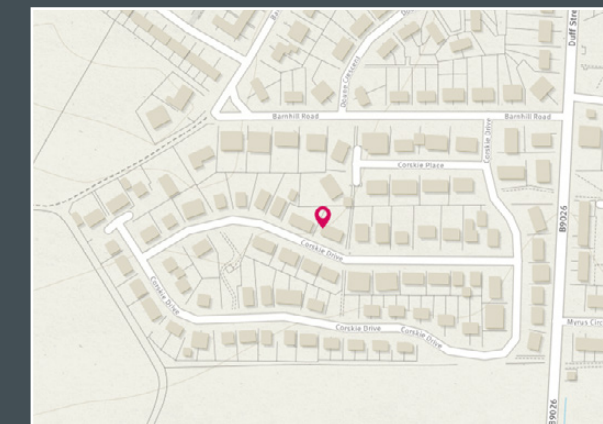


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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