




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

101 Duff Street
MACDUFF, ABERDEENSHIRE, AB44 1NL

ABERDEENSHIRE

MACDUFF

This fantastic property and the town of Macduff are on the coastal footpath of the Moray Firth, within a short drive to some of the most talked about beaches on the Moray Coast, Boyndie, Sandend and Cullen to name but a few where you can find yourself completely alone with acres and acres of sand stretching out in front of you, with only the abundance of wild life that frequent these shores to keep you company, from seals to dolphins and numerous species of birds. The Moray Coast is renowned for having a relatively mild climate. The River Deveron is right on your door step with the River Spey a short drive from this property and are both world famous for their salmon and trout fishing. The Angler really is spoilt for choice with rivers, beaches, rugged coastline and local harbours to fish all within a short distance from this property.

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 less than two miles away in the town of Banff.

The seaside town of Macduff is a historic little place with its own working harbour. All the normal facilities one would expect can be found locally in Macduff and Banff. There is pre-school, primary school and secondary school facilities available, with several banking options, a major NHS health centre, local shops, Post Office, major super markets, restaurants, cafés, a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of this area, which is frequented by numerous visitors especially during peak seasons and the famous local Portsoy Boat Festival.



Macduff Harbour | Banff Marina | Duff House

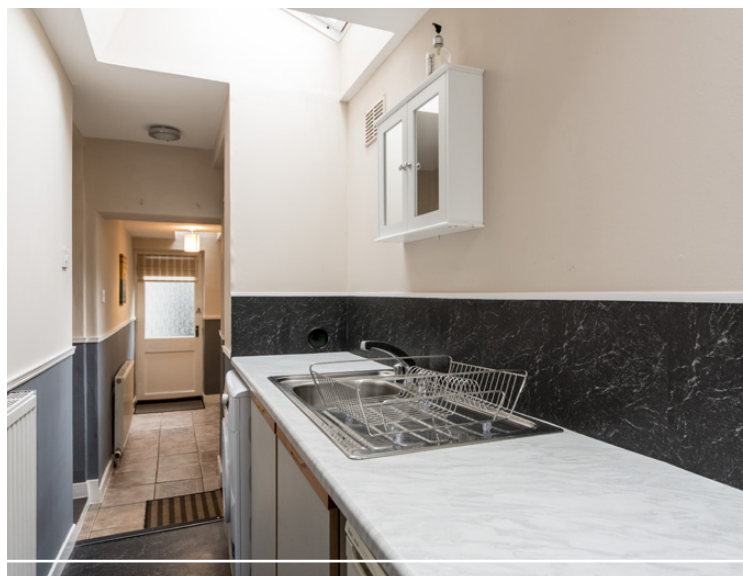
101 DUFF STREET

101 Duff Street is a fantastic semi-detached property situated in the popular picturesque town of Macduff. The property is located in a popular residential area and a short walk or evening stroll to the local harbour, local shops, supermarkets and all other amenities you would expect to find in a vibrant seaside town.

This substantial dwelling offers spacious living accommodation over three floors, the present owners have part modernized redecorated and upgraded where required. Benefitting from full UPVC double glazing and gas central heating, this well proportioned property would be a fantastic first time purchase, an ideal family home or a superb investment property with rentals demanding ever increasing prices.

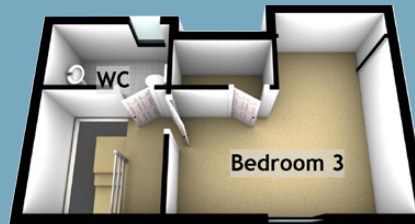
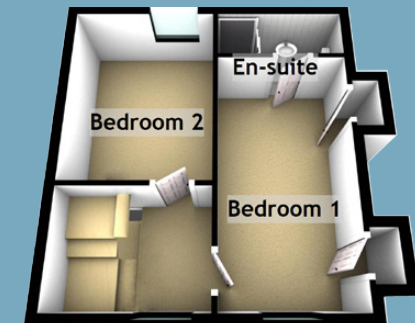
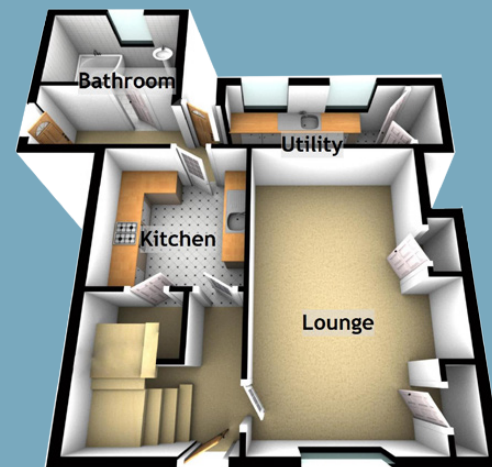
The property comprises of a hall leading to all other accommodation, large lounge, partially integrated dining/ kitchen, rear hallway giving access to the family bathroom and utility room. On the first floor can be found the master en-suite with an additional double bedroom. A staircase leads to the attic bedroom with separate two piece WC.

Externally the front shared access which has storage for the refuse bins leads to the substantial terraced rear garden. The terraced rear garden includes a superb decked area, a small decorative pond and artificial grass. Continue upwards to two further gardens partial laid to decorative stone chip and lawn, with established trees, plants and shrubs. A garden shed is also included in the sale price.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.20m (10'6")
Kitchen	2.90m (9'6") x 2.80m (9'2")
Utility	3.40m (11'2") x 1.40m (4'7")
Bedroom 1	4.60m (15'1") x 2.50m (8'2")
Bedroom 2	3.60m (11'10") x 2.60m (8'7")
Bedroom 3	4.40m (14'5") x 3.50m (11'6")
Bathroom	2.40m (7'11") x 1.80m (5'11")
En-suite	2.50m (8'2") x 0.80m (2'7")
WC	1.80m (5'11") x 1.40m (4'7")

Gross internal floor area - 93m²

EPC Rating - F

Extras
(Included in the sale)

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

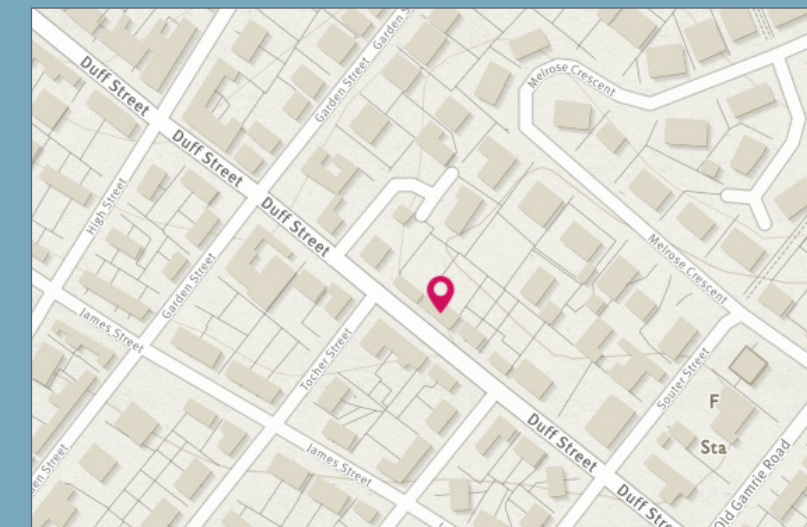


Image credit: <https://www.outline-survey.co.uk/comps/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BRYONY STEWART
Designer