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21 Skene Street
MACDUFF, ABERDEENSHIRE, AB44 1RL



MACDUFF

The property is located in the busy fishing port of Macduff with views from the garden of the Moray Firth Coast and is only a short drive to many of the most scenic beaches in the north-east of Scotland, such as Banff Links, Sandend and Cullen. Here you can find yourself on miles of white sandy beaches participating in the many water sports or watching the wind surfers and the wildlife which includes seals, dolphins, whales and numerous species of birds.

The River Deveron is on your door step whilst the River Spey is only a thirty minute drive from the property, both famous for their salmon and trout fishing.

The area provides a wide variety of leisure facilities including golf at Royal Tarlair (a short walk from the property), Duff House Royal Golf Course in Banff, Cullen Golf Course and numerous courses in Buckie.

The seaside town of Macduff is of historical importance and has its own working harbour. There are excellent pre-school, primary and secondary schools in the area together with NHS health centres, local shops, Post Office, supermarkets, restaurants, cafés, tearooms, delicatessens, hotels and pubs. Macduff is also a popular holiday resort.

The town has an excellent local and regional bus service, with the bus stops located only a few metres from the property.



21 SKENE STREET

21 Skene Street is a spacious four bedroom semi-detached granite dwelling situated in the popular picturesque seaside town of Macduff. Located in a popular residential area and a short walk or drive to the local harbour, shops, and other amenities.

This substantial dwelling offers spacious living accommodation over two levels which has been well maintained but requires modernisation. The property benefits from full double glazing and gas central heating. The property is ideal for a young family, an extended family or an exceptional Buy-To-Let property.

The property comprises: on the ground floor, entrance hall, lounge with magnificent fireplace, door to kitchen and dining room. Two double bedrooms; one with an en-suite wet room. These two bedrooms could easily be adapted for use as a "granny flat". A carpeted staircase with wooden balustrade leads to the first-floor landing and two double bedrooms (one of which has fitted wardrobes) and large family bathroom. There is ample storage throughout the property.

A secure gate to the side of the property provides access to a very private large rear garden with views of the Moray Firth. This spacious safe and secured walled garden is ideal for those with children and pets. Pathways lead to seating areas, vegetable gardens, mature flowers, shrubs and trees. External storage comprises a stone outhouse at the bottom of the garden and a stonework shed adjacent to the kitchen with water power and light.



LOUNGE/KITCHEN/DINER/HALL

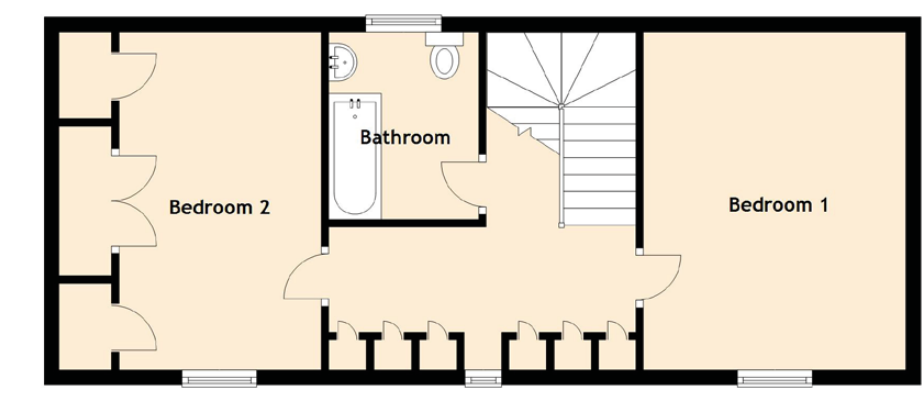
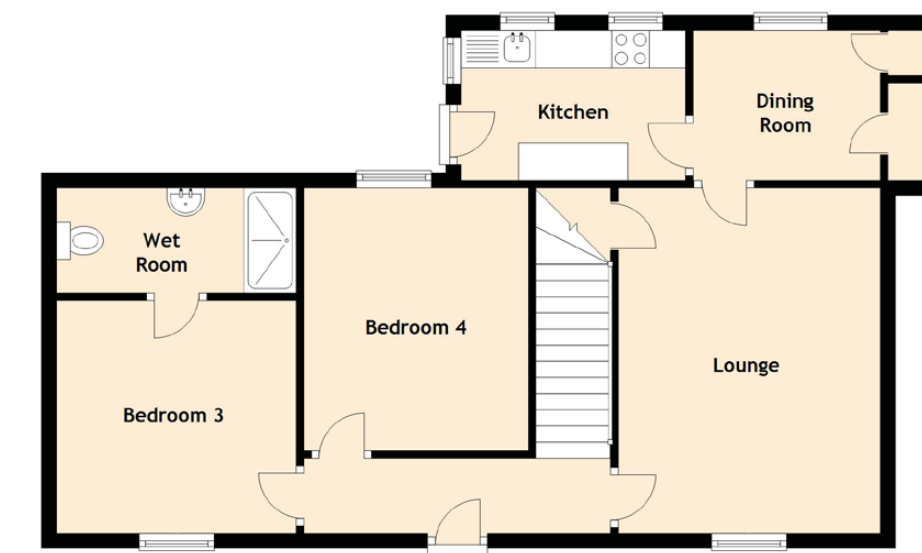




LOUNGE/KITCHEN/DINER/HALL



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	4.50m (14'9") x 3.50m (11'6")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bedroom 4	3.50m (11'6") x 3.00m (9'10")
Wet Room	3.20m (10'6") x 1.40m (4'7")
Dining Room	2.50m (8'2") x 2.00m (6'7")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 110m²

EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and garden shed are included in the sale.

Services: Mains electricity, main drains, water and gas.

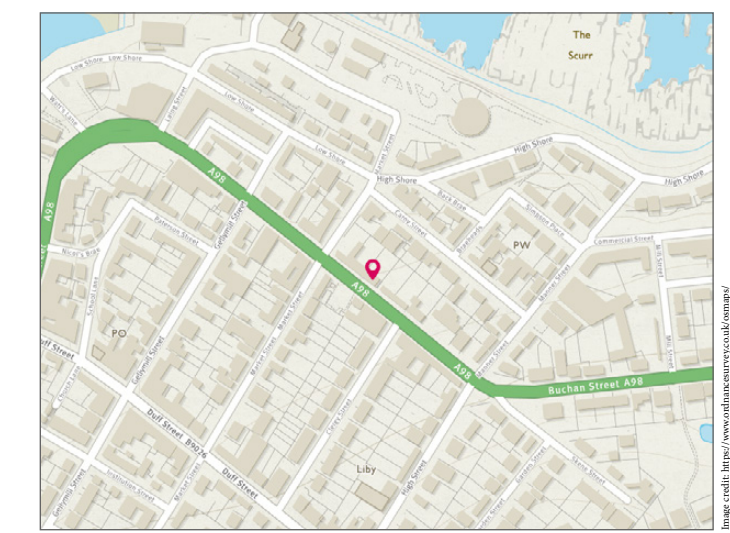


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