




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Mill Street

MACDUFF, ABERDEENSHIRE, AB44 1RS

MACDUFF ABERDEENSHIRE

This fantastic property and the town of Macduff are on the coastal footpath of the Moray Firth, you are within a short drive to some of the most talked about beaches on the Aberdeenshire Coast. Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds.

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 supermarkets, 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.

The Aberdeenshire Coast is renowned for having a relatively mild climate. The River Deveron is right on your doorstep with the River Spey a short drive, both are renowned for their salmon and trout fishing. The Angler really is spoilt for choice with rivers, beaches, rugged coastline to fish. 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 in the town of Banff.



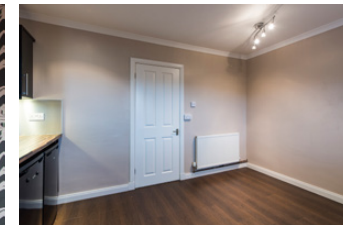
6 MILL STREET MACDUFF

6 Mill Street Macduff is a fantastic semi detached property situated in the popular picturesque 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, supermarkets and all other amenities you would expect to find in a vibrant seaside town. This substantial dwelling offers spacious living accommodation over two floors, the present owner has modernised redecorated and upgraded to an exceptional standard.

The property further benefits from full UPVC double glazing, gas central heating and fresh neutral decor throughout. This will be a fantastic first-time purchase or an Ideal family home and early viewing is highly recommended to fully appreciate the standard of this property.

The property consists of a hall leading to all other accommodation, large dual aspect lounge with feature fireplace, stunning newly fitted modern dining kitchen. On the first floor, there are three double bedrooms and a three-piece family bathroom.

To the rear of the property, the garden is laid mostly to lawn and is fully enclosed making it a perfect and safe environment for those with children or pets on-street parking immediately to the front of the property.





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 3.90m (12'10")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 2.50m (8'2")
Bathroom	2.80m (9'2") x 2.80m (9'2")

Gross internal floor area (m²) - 90m²

EPC Rating - D

Extras
(Included in the sale)

All floor coverings, blinds, curtains, and light fittings.

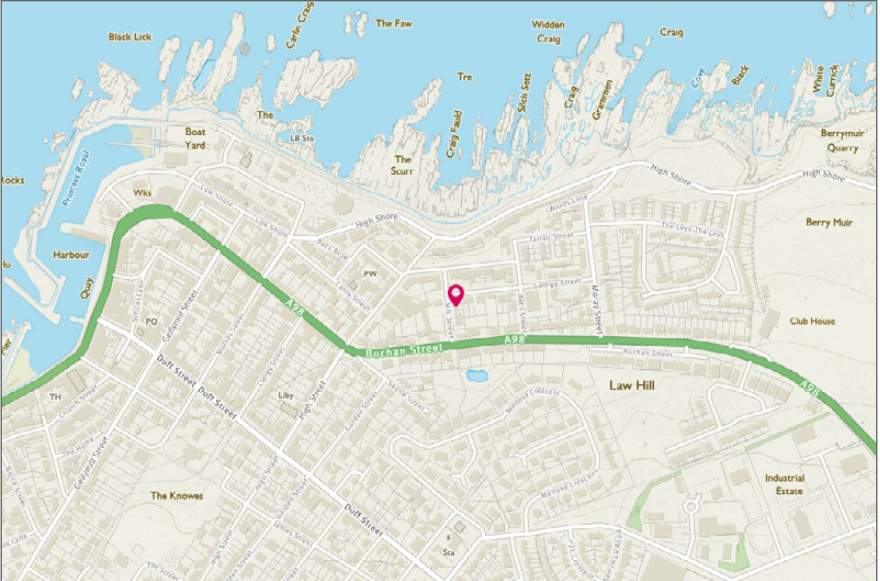
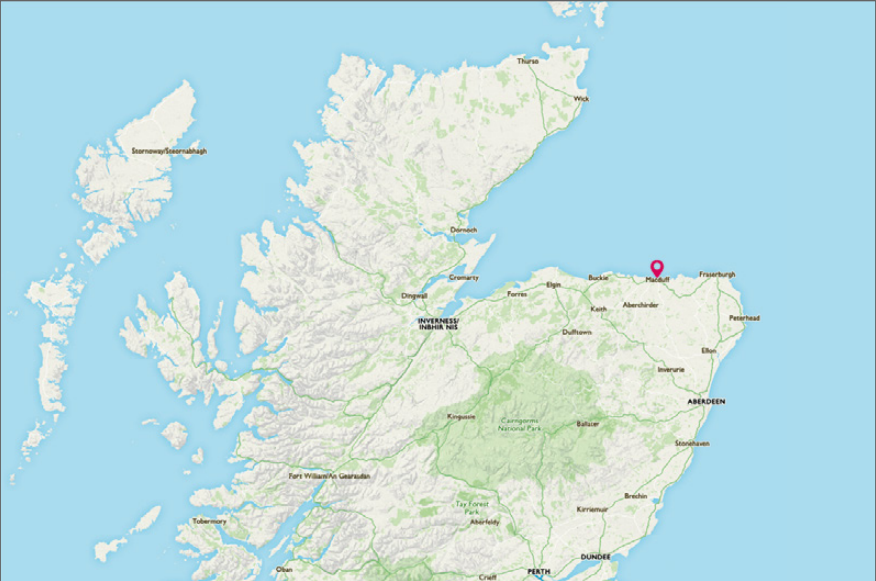
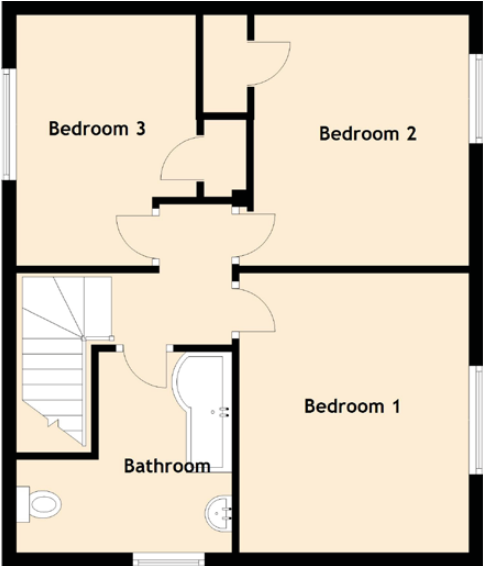
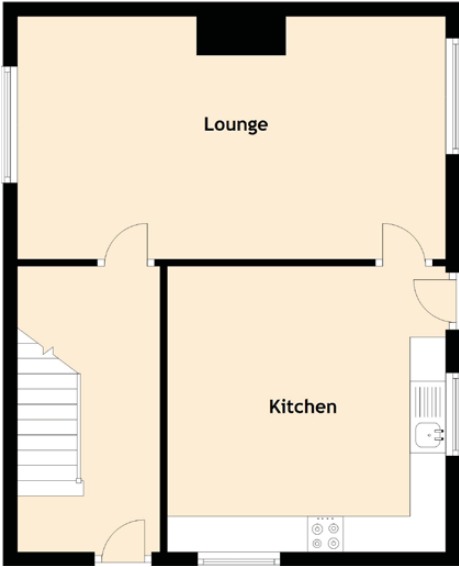


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Text and description
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Surveyor



Professional photography
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Photographer



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