

9 MARKET STREET, MACDUFF, AB44 1QN

OFFERS OVER £120,000



We are pleased to offer for sale this deceptively spacious 3 bedroom, detached property situated in the picturesque coastal town of Macduff. The property spans two floors and offers spacious family accommodation, comprising of lounge, kitchen/diner, 3 double bedrooms, study, family bathroom, ample storage throughout, double glazing and gas central heating. Large garden to the property, which would be an ideal project for a keen gardener. Off-street parking.

JOHN ADAM **PARTNER**
STUART FLOWERDEW **PARTNER**
JOANNE ADAM **ASSOCIATE**
PETER SCOTT **CONSULTANT**

www.adamandflowerdew.com

2 Marischal Street, Peterhead AB42 1HU. LP12 Peterhead
T 01779 477388 **F** 01779 480581
PO Box 26860, Kirkcaldy, Fife KY2 9BR. LP9 Kirkcaldy
T 07808 688885 **F** 01779 480581

Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Lounge 12'9" x 11'7" (3.90m x 3.54m)

Spacious lounge with TV and phone points. Linoleum wood effect flooring. Dual aspect windows.

Kitchen/Diner 16'7" x 10'9" (5.07m x 3.28m)

Wall and floor units. Electric hob, cooker and all white goods to remain, under exception of washing machine. Partially tiled. Vinyl flooring. Window to rear of property. Dining area.

Bedroom 1 11'3" x 12'3" (2.45m x 3.76m)

Double bedroom, TV point. Carpeted flooring. Window to front of property. Built-in double and single wardrobes. Feature fireplace.

Bedroom 2 10' 11" x 14'6" (3.34m 4.42m)

Double bedroom. Carpeted flooring. Window to front of property. Alcove with shelving.

Bedroom 3 9'9" x 13'10" (2.98m x 4.23m)

Double bedroom. Carpeted flooring. Window to front of property.

Study 5'8" x 8'8" (1.73m x 2.66m)

Carpeted flooring. Velux window to front of property.

Family Bathroom 5'3" x 6'7" (1.61m x 2.03m)

White 3 piece suite comprising of toilet, wash hand basin and bath with overhead shower. Partially tiled. Linoleum flooring. Window to rear of property. Mirror cabinet.

Rear Garden

Large mature garden to rear of property. Ideal project for a keen gardener. Steps leading to a fully enclosed private garden which benefits from the sun all day. Highlights include feature pond, 3 apple trees, 1 pear tree and 1 plum tree. Patio and BBQ areas.

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

Home Report available (fee may apply)

EPC Rating - D

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

