

**9 Market Street,
Macduff, AB44 1QN**

**Price Over
£120,000**

ASPC ref : 352003

3 1 1 95 m² EPC **D**



Arrange a viewing

01779 477388

(Adam & Flowerdew
Solicitors)

Adam & Flowerdew Solicitors

2 Marischal Street
Peterhead
AB42 1HU

Email:

claire@adamandflowerdew.com

Website:

<http://www.adamlegal.com>



Property features:



We are pleased to offer for sale this deceptively spacious **3 bedroom, detached property** situated in the picturesque coastal town of Macduff. The detached 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.

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 x 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.

EPC Rating - D

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/352003/9-Market-Street/Macduff/>

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