

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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17 SCHOOL LANE

MACDUFF AB44 1TQ

OFFERS OVER £150,000



The house is strategically located in Macduff, providing easy access to the town's amenities and the neighbouring town of Banff. Everything you need is within easy reach, commuting is a breeze, and you'll find a range of services, schools, and recreational opportunities within a short distance.

If you're seeking a comfortable home with the convenience of urban living and the tranquillity of a close-knit community, this 3-bedroom house in Macduff is the perfect choice.

The house is equipped with modern amenities to enhance your daily living experience, including updated kitchen appliances and contemporary fixtures. The property also boasts comfortable living spaces, perfect for relaxing or entertaining guests. The layout is thoughtfully designed to accommodate various lifestyles

.Band (D) on the EPC Scale and (C) on the council tax band the property benefits from Gas Heating and Double Glazing.

ACCOMMODATION

Key Features

Spacious Bedrooms: The three bedrooms are generously sized, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

Open-Concept Living Spaces: The property features an open-concept layout, seamlessly connecting the living, dining, and kitchen areas. This design not only enhances the sense of space but also facilitates easy interaction and entertainment.

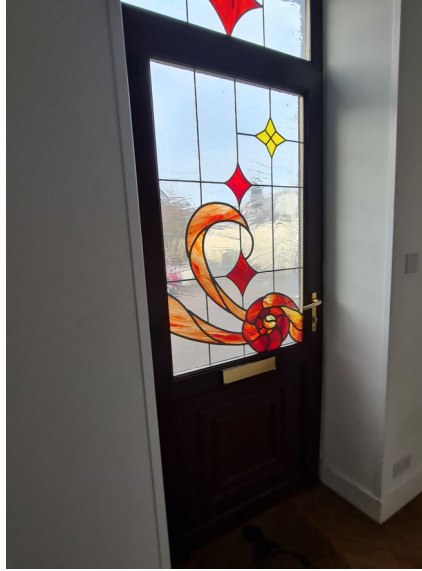
Outdoor Oasis: Step outside to a private outdoor oasis. Whether it's a morning coffee on the patio or evening gatherings in the landscaped garden, the outdoor spaces are an extension of the property's charm.

Secure Parking: Enjoy peace of mind knowing that your vehicles are securely parked. The garage provides a protected environment, shielding your cars from the elements and offering an added layer of security.

Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.

The Hallway

The hallway in this home stands as the heart of the residence, connecting and providing access to all the rooms with a sense of welcoming cohesion. As you enter, the hallway immediately imparts a warm and inviting atmosphere



Kitchen

Step into the heart of this home, where culinary dreams come to life. The kitchen has been meticulously designed with a perfect blend of aesthetics and functionality, making it a delightful space for both cooking and gathering.



Shower Room

The shower room features an efficient layout that maximizes space utilization without compromising on comfort. The placement of the wet area, mixer tap shower, and cupboard is designed to optimize functionality and flow within the room.



Utility Room and outside

Experience the perfect fusion of practicality and tranquility in this utility room, where functionality meets natural light and outdoor connectivity for an optimal household space.



Bedroom one

Nestled at the back of the house, the bedroom offers a serene escape with its rear view window. The understairs storage is artfully concealed with a discreet door grants access to this hidden compartment.



Living Room

The living room is a warm and inviting space with two built-in cupboards framing a central fireplace. The cupboards, seamlessly integrated into the room's design, provides storage of the fuse box as it is neatly tucked away, ensuring both safety and functionality without compromising the room's aesthetics. The focal point of the room is the fireplace, complete with a wooden mantel that adds a touch of rustic charm. In the living room, a pair of elegant sliding doors beckon, framing the transition to the adjacent conservatory.



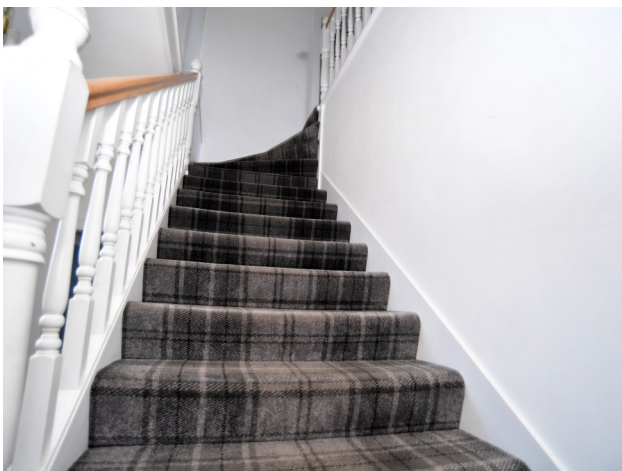
Conservatory

Indulge in the charm of a conservatory that seamlessly blends the beauty of the outdoors with the comfort of indoor living. This enchanting space offers a haven where relaxation and natural splendor come together in perfect harmony.



Stairs and landing

In the heart of the home, a gracefully crafted staircase with a gentle curve of the stairs creates a sense of fluidity, seamlessly integrating with the surrounding design. This strategically placed landing serves as a functional hub, connecting various spaces on the second floor.



Bedroom Two

In essence, this upper-level, front-facing sea view bedroom is a retreat that seamlessly integrates the beauty of its coastal surroundings, offering an oasis of tranquility with a sea view.



Bathroom

Transforming the corner bath into a versatile shower area, a mixer tap shower attachment takes center stage. This dual-purpose feature allows for a quick, refreshing shower or a leisurely soak in the bath, offering flexibility to suit various preferences. The warm, earthy tones of the wet wall not only provide a sophisticated backdrop but also create a cozy atmosphere.



Built-in Cupboard

This walk-in cupboard design aims to create an organized and aesthetically pleasing storage space, offering a balance between accessibility, functionality, and style.



Bedroom three

This upper-level front-view window serves not only as an observational portal but also as a connection to the external environment. It invites a sense of community and engagement, making it a delightful feature that brings the outside world into the intimate spaces of the residence.



Eves/Loft Storage Room

The sloped walls of the eaves this space is providing a visually appealing storage solution. By using wheeled carts or bins that can easily slide in and out from under the eaves. This flexibility is particularly beneficial when dealing with tight spaces.



Garden

This enclosed garden, with its security brick walls and fencing, is a harmonious blend of strength and aesthetics. It prioritizes safety without sacrificing the natural beauty and tranquility of the outdoor space, creating a haven within the protective embrace of its walls.

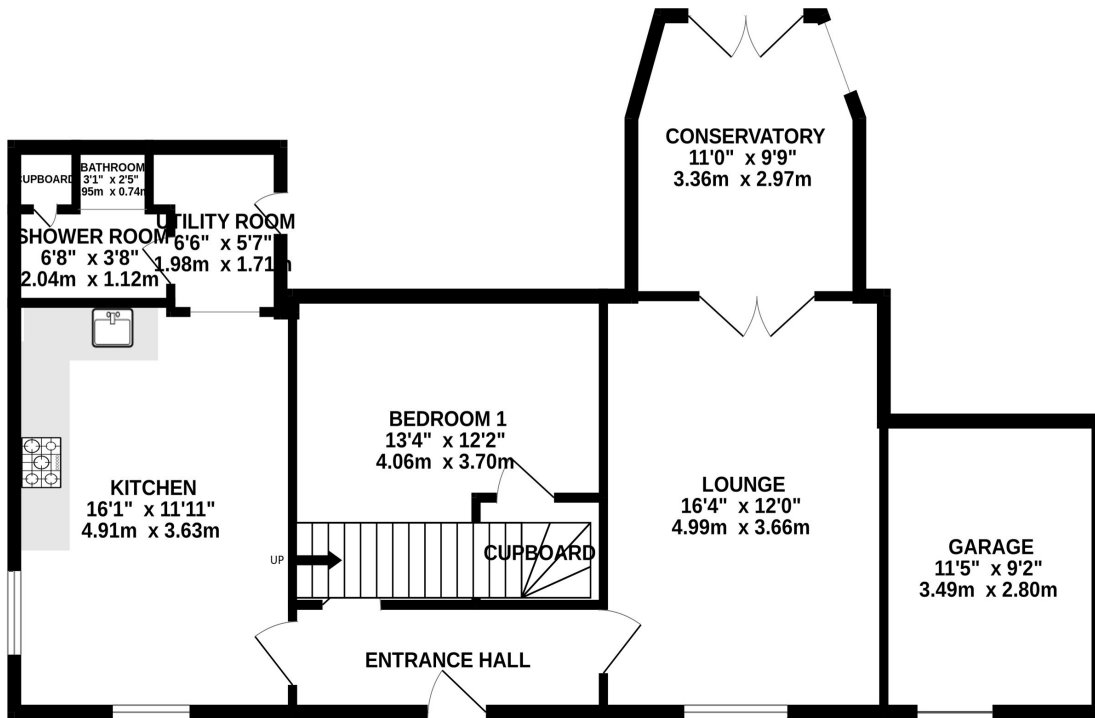


Garage

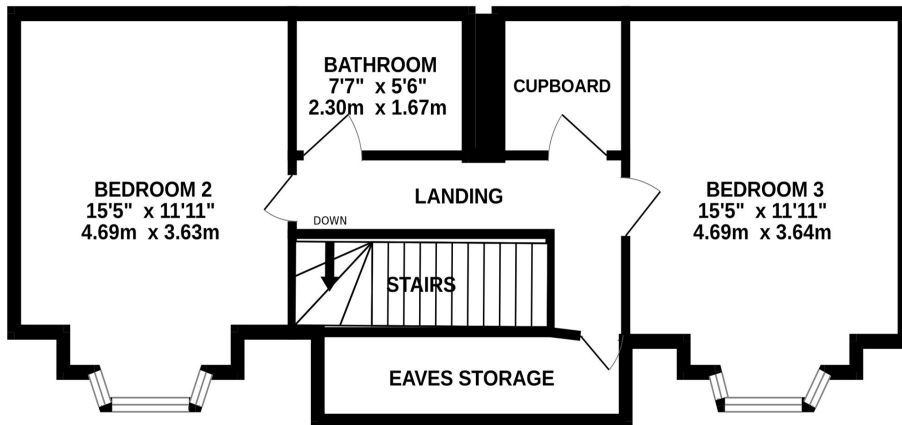
The garages provide an added layer of security for vehicles and stored items this also protects vehicles from the elements, such as rain, snow, sun exposure, and potential damage or theft. The multifunctional nature of the garage allows homeowners to adapt the space to their specific needs, making it an integral part of residential living.



GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INCLUDED IN THE SALE

All flooring, blinds. Built-in appliances — matter of discussion.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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