



  
**McEwan Fraser Legal**  
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South View, 47 Gellymill Street  
MACDUFF, ABERDEENSHIRE, AB44 1UX



# MACDUFF

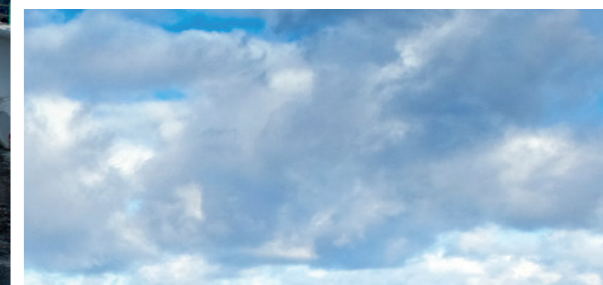


This fantastic property and the town of Macduff are on the coastal footpath of the Moray Firth. You are within a short drive to some of the most talked about beaches on the Moray Coast, Boyndie, Sandend and Cullen to name but a few, where you can find yourself completely alone with acres and acres of sand stretching out in front of you, with only the abundance of wildlife that frequent these shores to keep you company, from seals to dolphins and numerous species of birds. The Moray Coast is renowned for having a relatively mild climate. The River Deveron is right on your door step

with the River Spey a short drive from this property and are both world famous for their salmon and trout fishing. The angler really is spoilt for choice with rivers, beaches, rugged coastline and local harbours 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 is less than two miles away in the town of Banff.

The seaside town of 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 super markets, 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 and the famous local Portsoy Boat Festival.





# SOUTH VIEW 47 GELLYMILL STREET

South View, 47 Gellymill Street, Macduff is a fantastic semi-detached stone and slate property occupying an elevated location in the popular picturesque seaside 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, super markets and all other amenities you would expect to find in a vibrant seaside town. This substantial dwelling offers spacious living accommodation over three floors which the present owners have modernized, redecorated and upgraded to an exceptional standard but have retained a wealth of original features. The property further benefits from well proportioned accommodation, full UPVC double glazing and gas central heating. A fantastic ideally located family home and early viewing is highly recommended.

The property comprises of from the front, an entrance vestibule, a hall leading to all other accommodation, reception room with

fantastic bay window and feature fire place, immaculate fully integrated dining/kitchen with real coal fire and door to elevated decked area, formal dining room/bedroom four. On the first floor a master bedroom with spacious en-suite shower room, two further double bedrooms and family bathroom. On the lower ground floor a spacious office, gymnasium with sauna and shower cubical, utility room and spacious workshop. In addition there are ample storage cupboards throughout the property.

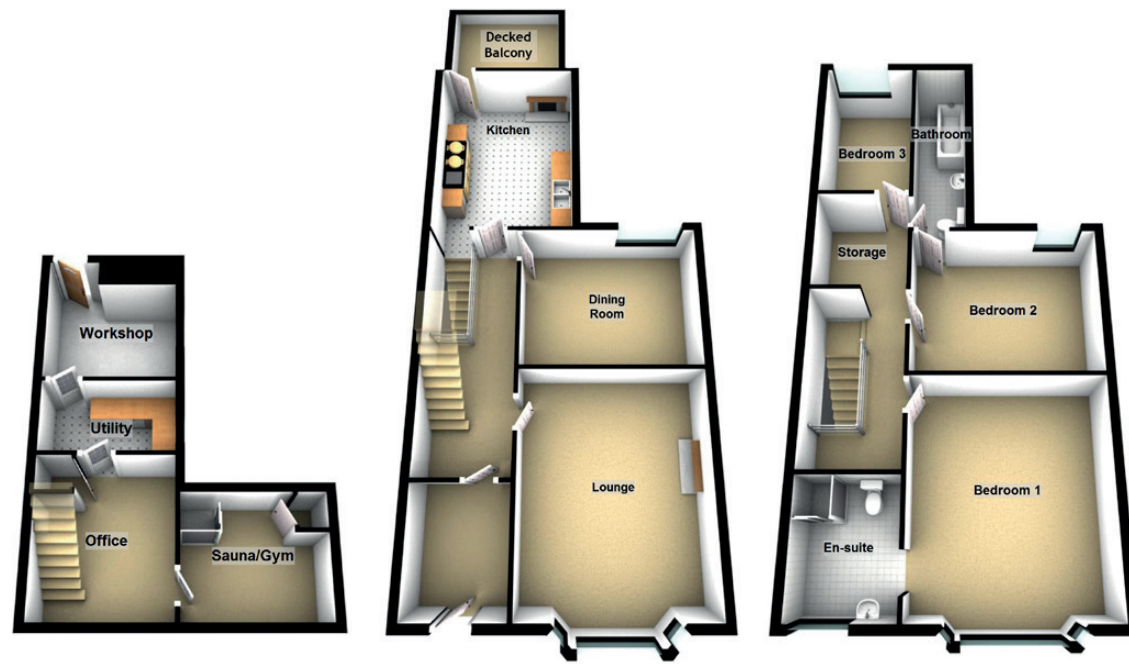
To the rear of the property a north facing garden with access gained from a gate to the side of the property the garden is laid mostly to lawn with borders of seasonal plants and shrubs. Walled and fully enclosed making it a safe environment for those with children or pets. An elevated decked area accessed from the kitchen is perfect for entertaining and enjoying the afternoon sun. A small walled garden to the front is south facing with a scattering of shrubs and seasonal plants.



“...fully integrated dining/kitchen with real coal fire and door to elevated decked area...”







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Kitchen	4.60m (15'1") x 3.40m (11'2")
Dining Room	4.10m (13'5") x 3.30m (10'10")
Bedroom 1	5.10m (16'9") x 4.10m (13'5")
En-suite	2.70m (8'10") x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 3.30m (10'10")
Bedroom 3	3.50m (11'6") x 2.00m (6'7")
Bathroom	4.50m (14'9") x 1.20m (3'11")
Utility	2.90m (9'6") x 1.60m (5'3")
Sauna/Gym	3.00m (9'10") x 2.60m (8'6")
Office	3.40m (11'2") x 2.90m (9'6")
Workshop	3.20m (10'6") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>) - 133m<sup>2</sup>

EPC Rating - D

Extras  
(Included in the sale)

All fitted floor coverings, blinds, curtains and light fittings are included in the sale.

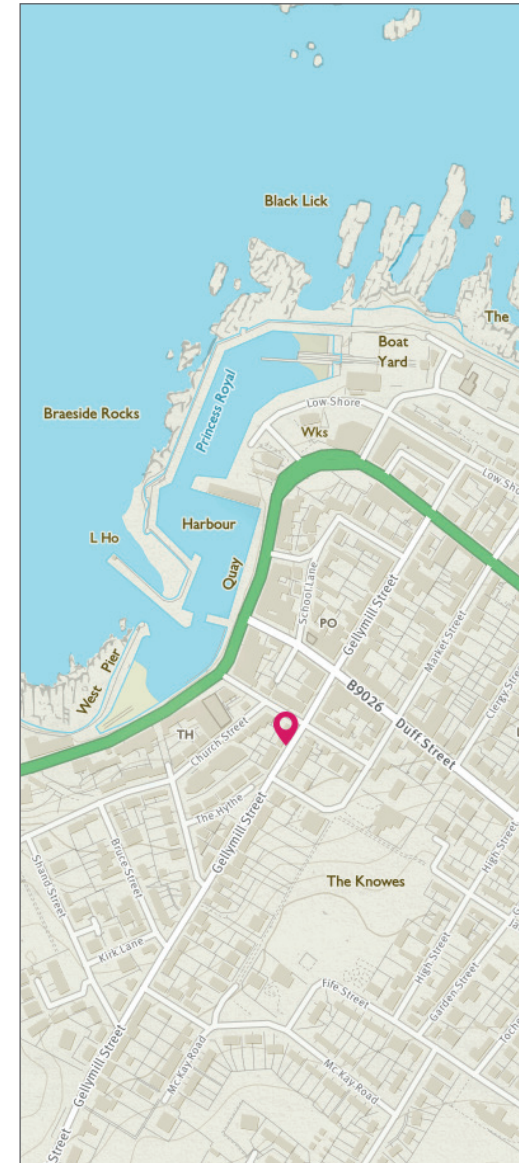


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 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer