



1-3 Market Street | Macduff | Macduff | Banffshire | AB44 1RJ

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# 1-3 Market Street, Macduff, Macduff, Banffshire, AB44 1RJ

- Bistro with stunning owner's accommodation
- 16 cover restaurant with room for expansion
- 4 bedrooms and 2 attic rooms
- Ideal Seatown location
- Living Room/Dining Room
- Kitchen
- Finished to Immaculate Standard
- Enclosed garden with Sea Views
- Double Glazing & Gas Central Heating

## Summary

A wonderful opportunity has arisen to acquire this Bistro and highly desirable four-bedroom semi-detached home within the heart of seaside town Macduff, Aberdeenshire. The property is decorated to a modern finish, benefitting from GCH and DG throughout. Spanning over 3 floors the property comprises of Entrance Vestibule, Hallway, Living Room/Dining Room on open plan, Kitchen, Ground Floor WC, 4 Bedroom and Family Bathroom and two attic rooms. Well maintained enclosed rear garden with sea views, large shed with power and light, decked seating area and secure side gate leading onto adjacent street.

The Corner Bistro, located on the ground floor of this property, seats 16 covers and comprises of main dining area, well-maintained kitchen facilities and both male and female toilet facilities towards the rear of the property.

The Versatile Café space can offer a range of different options for any prospective buyer - such as utilising the space to house a different business opportunity, the ability to apply for change of use and incorporate into the existing residential property or create an annexe for private use or holiday let.





## The Business

Corner Bistro is a very popular bistro / café that has an excellent reputation and benefits from much repeat business. It benefits from its location which is in close proximity to the A98, the Macduff Aquarium and the seashore.

The business is open from 10am to 4pm 5 days a week and offers a range of snacks and light meals including breakfasts and lunches. It is currently configured for 16 covers but this could be increased to 22 quite easily. The corner Bistro is run by a husband-and-wife team without the assistance of any staff. There is a great opportunity to increase revenues by extending the opening hours and increasing the food and beverage offering. There is a demand in the area for evening meals.

## Property

Beautiful, traditional yet modern 4-bedroom property with spacious accommodation over 3 floors, with additional 16 cover well established café. Enclosed Garden with comfortable decking area, sea views and large shed space. Gas Central Heating and Double Glazing. Decorated to an immaculate standard throughout. Included in this property and sale is the Corner Bistro, accessed via a separate entrance. A ground floor level only café seating 16 covers in main area, with further kitchen space including ample storage and preparation space. Further financial details regarding Cornerstone café can be reviewed by any prospective buyer after a formal viewing has taken place, at the discretion of the vendor.

Accommodation:

Vestibule: Welcomed into property through decorative front door into vestibule with beautiful oak flooring, neutral décor with glazed door leading to hallway.

Hallway: Continuing with the same oak flooring from vestibule area, has stairs to upper landing and access to Living Room/Dining Room and rear hall. Neutral décor with light tones, with staircase showcasing original turned wood banister and cast-iron stair spindles.

Living Room/Dining Room: (7.30m x 3.33m) A cosy, modern room decorated in cool grey tones and again continuing with oak flooring, large picture window to the front of the property fitted with wooden shutters, matching window to the rear in dining room space. Feature fireplace with complimenting wooden surround and recessed display cabinet with shelving space below.

Rear Hallway: Large walk-in cupboard with ample storage area, and small WC.

Kitchen: (4.05m x 2.66m) Fitted with good range of light wood wall and base units with contrasting dark grey worktops, incorporating a stainless-steel sink and integrated oven, hob and extractor fan. Under worktop space suitable for washing machine or similar appliance, space for fridge/freezer. Window to the rear along with external door allowing viewing and access to rear garden.

Upper Landing: Carpeted staircase from ground floor leads to upper landing which provides access to all bedrooms and family bathroom.

Bedroom 1: (3.78m x 3.37m) Located to the rear of the property, spacious double bedroom with neutral décor, and shelved recess area and large window with fitted wooden shutters.

Bedroom 2: (3.80m x 3.35m) Second bedroom, tastefully decorated and situated to the front of property. Shelved recess and large window.

Family Bathroom: (2.42m x 1.95m) Spacious bright bathroom situated to the front with white sanitary ware and a large walk in shower. Velux windows allows ample natural light.

Bedroom 3: (4.39m x 3.65m) A third double bedroom to the front, again with neutral décor throughout. Fitted wardrobes along back wall, accompanied with drawers and 3 double wardrobes with hanging and shelves.

Bedroom 4: (3.72m x 2.95m) A fourth double bedroom to the rear of the property, currently being utilized as a study room. Window located to the rear, with room including recessed shelving area and a large walk-in cupboard, providing vast storage space.

Stairs: From a small hall off the landing there is a staircase leading to further 2 attic rooms.

Attic Room 1: (5.64m x 3.70m) A large attic space has coombed ceilings with velux window, providing natural sunlight. Currently used as storage.

Attic Room 2: (3.33m x 3.20m) A second attic room again with coombed ceilings with velux window, providing natural sunlight.

Bistro: (7.36m x 4.30m) Separate entrance access to this area from residential home, via the front of the property. Showcasing oak flooring and relatively neutral decorative tones throughout. Ability to seat 22 covers at any one time. White/Wood mixed cupboard space towards rear of communal café area.

Bistro Kitchen: (4.22m x 3.23m) Includes ample cupboard storage throughout. 2 stainless steel sinks with complimented shelving area above. Industrial stainless steel double oven/hob, grill and frying appliances. Further stainless-steel preparation surfaces with under storage.

WC: Men's and ladies toilet facilities.

## External

Separate entrances to both Café and Residential property are entered directly off Market Street. Enclosed rear garden with high wooden fence tended to a high standard with grassed area, decking and sea views. Large Shed with light and power. Secure side gate leading out of property's rear garden onto side street, Carny Street.









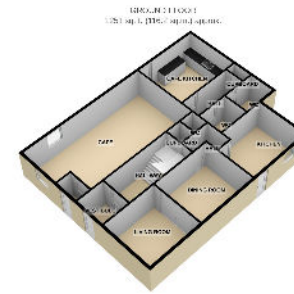


### Financial Information

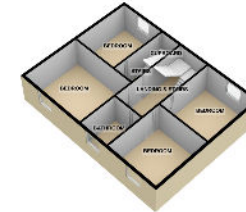
Limited accounting information is available and will be released after formal viewing has taken place.

### Tenure

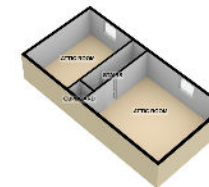
The property is held on the Scottish equivalent of a freehold.



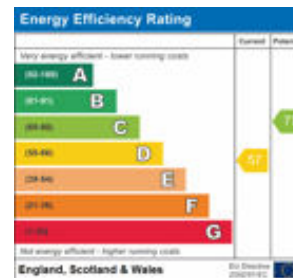
1ST FLOOR  
257 sq ft, 23.95 sq m approx



2ND FLOOR  
200 sq ft, 18.59 sq m approx



For illustrative purposes only. Dimensions, finishes, fixtures and fittings are not guaranteed to reflect the current state of the property. Measurements are approximate. See scale. Made with floorplan 2.0.2024



All appointments to view this or any of our other properties must be made through the vendors sole agents:



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.