aspc

Residential

Post Office House,

Crimond, Fraserburgh, AB43 8QJ

Price Over

£220,000

3 | 1 | 2 | 218 m² | EPC **D** | Council Tax Band **C**

Contact Seller

01346 532277

Contact Solicitor

Storie, Cruden & Simpson
5 Albyn Terrace
Aberdeen
AB10 1YP

01224 587261

info@storiecs.co.uk

http://www.storiecs.co.uk

Features Garage | Garden | Off street parking

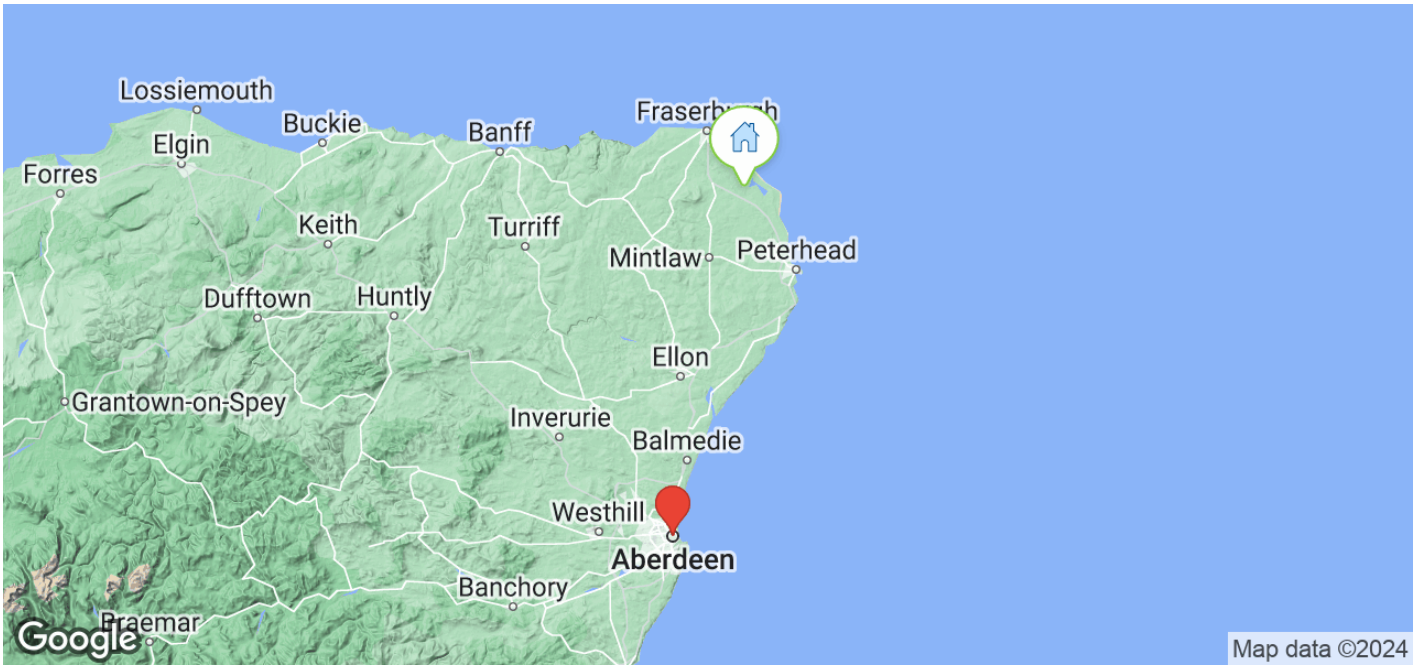
Description

For sale Crimond Post Office House, Crimond, Aberdeenshire situated on a prominent position in the main Fraserburgh/Peterhead Road in the thriving and ever expanding village of Crimond. The house which has been imaginatively and tastefully extended and refurbished to create a substantial family home has additional storage accommodation which would be ideal for a variety of business pursuits subject to planning.

The dwellinghouse comprises a modern Lounge, spacious Dining Kitchen, 3 Double Bedrooms (one with en-suite), luxury Bathroom, double Garage and Carport and extensive rear garden.

The storage areas comprise a former front shop with extensive sales and display area, back shop and storage.

Crimond itself is a busy northeast village on the main Fraserburgh Peterhead Road. It has excellent primary schooling, a reputable Medical Practice and Care Home facilities and within a stone's throw of the RSPB Nature Reserve at Strathbeg and excellent coastal walks at Rattray Head.



Accommodation comprises

(Ground Floor)

Entered through a glazed door with side panels. Laminate floor covering. Oak finishings. Storage for shoes. Glazed doors lead to lounge and kitchen.

Lounge: 4.85m x 5.38m (15'11" x 17'8") approx. A spacious bright room with windows on front and rear elevation fitted with curtains. 3 drawer wall mounted display unit, laminate floor covering, triple ceiling light fitting and wall lights. Oak finishings.

Kitchen/Dining Room: 7.58m x 5m (24'11" x 16'5") approx. Extensive modern well equipped dining kitchen fitted with ample wood effect wall, base and drawer units with co-ordinated work surfaces. Integrated fridge and dishwasher. Plumbed for automatic washing machine and vented for tumble dryer. Stainless steel sink with mixer taps and drainer. Gas fired Rayburn cooker/central heating unit and extractor hood above. Shelved walk in cupboard offering ample storage space. Large dining area on open plan with kitchen. 8 ceiling downlighters and triple ceiling light fitting. Windows fitted with Roman blind.

Bathroom: Luxury bathroom with eleven jet Jacuzzi bath. W.C and wash hand basin fitted into Utopia bathroom units with wall mounted mirror with lighting and glazed wall cupboards. Corner hydro shower compartment with 18 jet and steam facility, lighting and radio. Wall mounted heated towel rail.

(First floor)

Upper Floor: Carpeted staircase with wooden balustrade leads to the upper floor. Skylight window. Cupboard on half landing. Ceiling light fitting.

Bedroom 1 with En-Suite: 5.91m x 3.58m (19'5" x 11'9") approx. Large double bedroom with front facing double window. Built in double wardrobes with mirror fronts fitted with hanging rail shelving. Carpet floor covering. Television point. Ceiling light fitting. **En-suite Shower Room:** Fitted with a two piece white suite comprising, W.C. and wash hand basin with cupboard below and wall mounted mirror with light above. Separate shower cubicle fitted with Mira shower, aqua panelling and glazed sliding door. Tiled to dado height and tiled flooring. Chrome heated towel rail. Ceiling light fitting.

Bedroom 2: 5.98 x 3.76 (19'8" x 12'4") approx: Again a large double bedroom with front facing window. Built in wardrobes with sliding mirrored doors. Carpet floor covering. Oak finishing's. Television point. Radiator.

Bedroom 3: 3.38m x 4m (11'1" x 13'2") approx. This third double bedroom completes the excellent accommodation this property has to offer. Rear facing double window fitted with rollerblind. Built in double wardrobes with sliding mirrored doors. Laminated floor covering. Radiator. Television point.

Access to loft space by Ramsay ladder which is insulated and partly floored. Ideal storage area.

Storage Areas:

Front Shop 7.40m x 3.46m (24'4" x 11'5") approx

Back Shop/Store 10.70m x 4.53m (35'1" x 14'11") approx

(Outside)

Extensive grounds to the rear of the property with double length garage and carport, grassed area and area of gravel patio ideal for capturing the afternoon and evening sun. Drying green. Shed. Solar panels on roof. Outside water tap. Driveway. Compound for storing gas cylinders.

View this property here

https://www.aspc.co.uk/search/property/315895/Post-Office-House/Fraserburgh/

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.