

3 High Street,  
New Pitsligo, Fraserburgh, AB43 6ND

Price Over  
£115,000

ASPC ref : 335566

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  71 m<sup>2</sup>
 EPC **F** Council Tax Band **B**



Arrange a viewing

 07588 440646

evening and  
weekends

(Frances Martin)

 01346-514443

(Stewart & Watson)



**Stewart & Watson**

38 Broad Street  
Fraserburgh  
AB43 9AH

**Email:**

fraserburgh.property@stewartwatson.co.uk

**Website:**

<http://www.stewartwatson.co.uk>

Property features:



Central heating



Garden



Parking

**Description**

Charming and deceptively spacious renovated semi detached 4 bed cottage

Fitted kitchen and lounge. 4 Bedrooms and bathroom. Double sized enclosed rear garden. Electric storage heating and double glazing. Off street parking.

**TYPE OF PROPERTY**

We offer for sale this 4 bed **semi detached attractive Victorian cottage** which has been tastefully and sympathetically restored and decorated and has uninterrupted panoramic views of Mormond hill and the surrounding countryside on a clear

day.

On the ground floor the accommodation comprises front and rear hallways, lounge, kitchen, bathroom and bedroom 1 which could also be used as a dining room and bedroom 2. The further two bedrooms are found on the first floor.

The cottage also retains many of its original features such as the period fireplace in the lounge and is served by electric storage heating and is double glazed throughout. The rear roof was replaced in 2014 and there is a working cctv system.

**ITEMS INCLUDED** All floor coverings, blinds and light fittings are to be included in the sale as well as the cctv equipment and white goods. Some of the furniture pictured may be included by separate price negotiation.

**LOCATION** 3 High Street is situated in the Buchan village of New Pitsligo. The village offers a chemist, convenience store with post office, garage, Dentist, and a Doctor surgery as well as a hotel, restaurants and a primary school.

Fraserburgh, Peterhead and Aberdeen are all within easy commuting distance of New Pitsligo with Fraserburgh being approximately 12 miles distance, Peterhead 19 miles distant and Aberdeen 37 miles distance.

There are frequent buses to Aberdeen which operate from nearby Mintlaw.

**Council Tax Band A**

**EPC Banding EPC = F (27)**

## Accommodation comprises

**Entrance Hall** The property is entered by a hardwood door into the front hallway which is fitted with Berber carpet and a cupboard at high level houses the meter box.

**Lounge 13'3 x 11'5 (4.04m x 3.48m)** A Georgian style part glazed door opens into the front facing lounge with fitted Berber carpet. There is a feature fireplace which can act as a coal or log burner with tiled hearth and inset. There are two storage period cupboards at base and high level with the upper one housing the hot water tank and in addition there is a large understairs storage cupboard.

The rear hallway has coat hooks and gives access to the kitchen, bathroom, bedroom 1 and to the rear door giving access to the garden.

**Kitchen (At longest point) 9'9 x 9'5 (2.97m x 2.87m)** Fitted with modern shaker units with contrasting worktops into which is incorporated a stainless steel circular sink. Windows overlook the garden and the walls behind the worktops are partially tiled. There is an integrated oven with hob and chimney extractor above. There is a washing machine and fridge freezer. Laminate flooring.

**Bathroom 6'4 x 6'2 (1.93m x 1.87m)** Fitted with modern 3 piece suite comprising bath with shower above, pedestal whb and toilet. Wood laminate flooring and window to rear. Heated towel rail.

**Bedroom 1 9'8 x 9'8 (2.95m x 2.95m)** Currently used as a study room, situated near the kitchen, this bedroom could also be used as a dining room. Rear facing with fitted Berber carpet.

**Bedroom 2 11'2 x 9'1 (3.40m x 2.77m)** Accessed by the front hallway, this bedroom is also front facing and has a fitted Berber carpet. There is a shelved recess area. Velux style window to rear.

**Bedroom 3 11'3 x 9'3 (3.43m x 2.82m)** Front facing with fitted Berber carpet.

**Bedroom 4 11'8 x 9'2 (3.56m x 2.79m)** Front facing with Berber carpet.

Bedrooms 2, 3 and 4 have panoramic views of the open countryside.

**OUTSIDE** The rear garden can be accessed by granite steps leading from the rear door or from the short lane between the cottages. There is a log box, wooden shed and part of a stone shed all included in the sale.

The steps lead up to a rockery area with mature planting and shrubbery. This is also the clothes drying area. Beyond this area, the steps lead to a very private area laid fully in lawn with a Wendy house. There is a further enclosed area beyond this point which could be developed to the buyers taste.

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

<https://www.aspc.co.uk/search/property/335566/3-High-Street/Fraserburgh/>

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