

4 Spillarsford Cottages, Lonmay, Fraserburgh, AB43 8UQ

Price Over
£110,000

ASPC ref : 338661

2
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 1
 66 m²
 EPC **E**
 Council Tax Band **A**



Arrange a viewing

01346-514443
 (Stewart & Watson)

Stewart & Watson

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Fraserburgh
AB43 9AH

Email:

fraserburgh.property@stewartwatson.co.uk

Website:

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



Property features:



Central heating



Garden



Parking

Description

2 BED SEMI DETACHED HOUSE Kitchen, Lounge & Bathroom. 2 Bedrooms. Front & Rear Gardens. Oil CH and UPVC DG. Off Street Parking.

TYPE OF PROPERTY Situated in the rural area of Lonmay lies this semi detached property. The accommodation on the ground floor comprises front hallway, lounge with dining area, kitchen and bathroom. On the first floor lies the two bedrooms. This property is served by oil central heating and would make a good home for first time buyers.

SERVICES Oil central heating

ITEMS INCLUDED All floor coverings, blinds and light fittings are to be included in the sale as well as the garden sand pit.

Council Tax Band A

LOCATION This property is situated in the rural hamlet of Lonmay approximately 6 miles from the town of Fraserburgh and is in commuting distance from Peterhead, St Fergus and Aberdeen.

Accommodation comprises

Entrance Hall An external upvc door leads into the hallway with under stairs storage cupboard and a shelved cupboard houses the meter box.

Lounge 18'5 x 10'11 (5.61m x 3.33m) This room has windows both to the front and rear of the property. The front is used as the sitting lounge whilst the rear is used as the dining area. TV point. Carpet.

Kitchen 13 x 7'3 (3.96m x 2.21m) With under stairs cupboard, the kitchen is fitted with a range of light units with darker contrasting worktops into which is incorporated an extra bowl sink. There is an oven with ceramic hob and extractor fan above and walls have wetwall behind work surfaces to half height. There are spaces for a washer and tumble dryer. With window to rear and an external upvc door leading to the garden.

Bathroom 8 x 4'9 (2.44m x 1.45m) Fitted with 3 piece suite comprising large width bath with shower above, pedestal whb and toilet. There is speckle effect wet wall and tile effect flooring. Window to front.

Upstairs Landing

Window to rear

Bedroom 1 14'2 x 8'11 (4.32m x 2.72m) With window to front and rear, there is a TV point and Telephone point in this room. Fitted robe with sliding door and two further storage cupboards.

Bedroom 2 12'10 x 7'5 (3.91m x 2.26m) With window to rear and side, the loft can be accessed from this bedroom and is partially floored. Carpet.

OUTSIDE The front garden is laid mainly in grass with a pathway leading from a side gate to the front entrance and is enclosed by hedging. A side path passes the oil tank and outside water supply and leads to a gate giving access to the rear garden.

There is a lock block patio area to the rear as well as a grassed area with a corner children's sand pit. A shed is split into two areas with two doors and windows with one side housing electric, the other used mainly for storage.

There is also an area outwith the garden that belongs to this property and is currently used as off street parking.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/338661/4-Spillarsford-Cottages/Fraserburgh/>

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