

## Sleepers, 15 Main Street, Inverallochy, Fraserburgh, AB43 8XX

Price Over  
**£99,950**

ASPC ref : 360568

2 
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 42 m<sup>2</sup> 
 EPC **E** 
 Council Tax Band **A**



Arrange a viewing

**01779 475365**  
 (Aberdein Considine)

**Aberdein Considine**

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AB42 1TQ

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Property features:



SLEEPERS is an absolutely delightful 2 BEDROOM DETACHED FORMER FISHERMANS COTTAGE which is full of charm and character and is presented in a very appealing style which suits the cottage perfectly. On approaching, the beautifully re-pointed walls of the cottage are a striking feature which is complemented by the lovely cottage style garden. Accessed from both Main Street and Mid Street, there is off street parking for two cars. Inside is just as appealing as outside. The owner has finished the cottage in her own fabulous country meets seaside cottage style which enhances and complements this property so beautifully. However, given the fresh, neutral decor and flooring throughout, it would suit any buyers style. A few steps from the hall leads to the lounge/dining room. This is a lovely space with windows to both the front and rear allowing lots of light to flood in. The period style fireplace with wooden surround, cast iron and tiled surround and gas inset fire is an attractive feature and great for cosy nights. The kitchen is compact but offers great storage and has units and worktops which suit the style of the cottage. There is a butlers sink and the gas hob, electric oven and extractor fan are included.

Bedroom 1 again has dual aspect windows and is a good sized double with space for a range of furniture. There is a hatch to the largest of the two part floored loft areas. Bedroom 2 is also a double with a window overlooking the garden and a hatch to the other partly

floored loft. The bathroom has a 3 piece white suite with mains shower over the bath, a tiled floor and is finished in a seaside theme.

Outside the garden is an absolute delight with areas of lawn, raised borders and beds filled with an abundance of flowers and plants. The garden shed is included. There is gas central heating and full double glazing. All carpets and flooring, curtains, lighting fittings and shades are included.

This property has been not only upgraded and well maintained by the owner but her eye for detail and style has turned this into a cottage that will be hard to resist. Ideal as a starter home, downsize property or even as a holiday home by the sea, an early appointment to view is highly recommended.

**Hall/Vestibule 3.23mx1.19m**

**Lounge 5.65mx2.97m**

**Kitchen 3.03mx1.19m**

**Bedroom 1 2.78mx2.83m**

**Bedroom 2 3.01mx1.90m**

**Bathroom 1.76mx2.09m**

Inverallochy is a lovely coastal village with local amenities including village shop and hairdresser and a primary school. The village is only a short drive away from the fishing town of Fraserburgh which has a much wider range of amenities including a variety of shops, supermarkets, restaurants, sporting facilities and a community centre. The town has good bus links to Aberdeen and surrounding areas. There is a range of primary schools and Fraserburgh Academy provides good secondary schooling. There is a fabulous golf course, beach and great family activities such as bowling.

Travelling north towards Fraserburgh on the A90, just after Crimond turn right onto the B9033 signposted St Combs. Continue until reaching a turn off on the right towards Inveralloch and Cairnbulg. Continue along Rathen Road and veer to the right towards Main Street. Take 2nd right onto Mid Street and number 15 is a short distance ahead on the right.

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

<https://www.aspc.co.uk/search/property/360568/Sleepers--15-Main-Street/Fraserburgh/>

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