

**97 High Street,**  
New Pitsligo, Fraserburgh, AB43 6NH

Price Over  
**£95,000**

 **3**  **1**  **1**   **126 m<sup>2</sup>** EPC **E** Council Tax Band **B**



**Contact Solicitor**

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**Features**  Garden

**Description**

**TRADITIONAL THREE BEDROOM SEMI DETACHED DWELLINGHOUSE**

Situated in the pleasant village of New Pitsligo and within walking distance of local amenities this TRADITIONAL THREE BEDROOM SEMI DETACHED DWELLINGHOUSE offers a generous level of accommodation on two floors and benefits from Double Glazing and Oil Central Heating. The accommodation comprises, Hallway, Lounge, Dining Kitchen, Inner Hallway, Bedroom and Bathroom on the ground floor with two further bedrooms and dressing room/study on the first floor. Outside, a pathway leads to the rear garden which is laid out in lawn with borders. Paved patio, clothes drying poles and outside tap. Lower level of garden with boiler shed and path to side lane. Traditional stone built outbuilding.

New Pitsligo has a good range of shops, hotel, library and doctors surgery and is situated approximately 10 miles south-west of Fraserburgh and is linked to the city of Aberdeen by bus services or alternatively by the A950. Nursery and Primary education is provided within New Pitsligo and Secondary education is provided at nearby Mintlaw Academy or Fraserburgh Academy. New

Pitsligo boasts a football pitch and sports pavilion and offers a variety of scenic country walks. The village benefits from good community feeling and has an active community council.

## The accommodation comprises

### GROUND FLOOR

**HALLWAY** The property is entered via a UPVC front door which leads into the Hallway. Stairs to first floor. Built in cupboard with hanging rail and shelf provides good storage. Door leading to inner hallway. Central heating radiator and fitted carpet.

**LOUNGE** 16'8"x 10'7" approx A well proportioned Lounge located to the front of the property. A particular feature in this room is the original stonework to one wall which houses a multi fuel stove making this an attractive focal point. Television and telephone points, Central heating radiator and fitted carpet. Access to Dining Kitchen.

**DINING KITCHEN** 20'1" x 12'5" approx. With window overlooking the rear garden, this exceptionally spacious dining kitchen has been fitted with a good range of units providing wall and floor storage, glazed display units, wine rack and open shelving incorporating a 1 ½ stainless steel sink, splashback tiling and Granite style work surfaces. The units further incorporate an electric hob with oven below and cooker hood above. Integrated dishwasher, washing machine and fridge freezer. Laminate wood flooring. **DINING AREA** With window to the front, this good sized room has ample space to accommodate dining table and chairs and additional furniture. Central heating radiator and fitted carpet.

**BEDROOM 1** 12'10" x 10'6" approx. Located to the front of the property, this versatile room is currently utilised as a double bedroom but could easily be utilised as a formal dining room if required. Shelved storage cupboard. Telephone point. Central heating radiator and fitted carpet.

**INNER HALLWAY** With rear window, and part glazed rear door. Built in cupboard with access to loft space housing water tank. Central heating radiator and fitted carpet.

**BATHROOM** Fitted with coloured suite comprising w.c., wash hand basin, bath and separate shower cabinet. Central heating radiator and fitted carpet.

**FIRST FLOOR** A carpeted staircase from the Hallway leads to the first floor. Rear Velux window. Large built in cupboard with Velux window. Hatch to loft space.

**BEDROOM 2** 14'8" (into bay) x 10'7" approx. With bay window to front, this good sized room benefits from telephone point, central heating radiator and fitted carpet. Connecting door to dressing room/study.

**DRESSING ROOM/STUDY** 14'8" (into bay) x 12'5" approx. With open fire (not believed to be connected), telephone point, central heating radiator and fitted carpet.

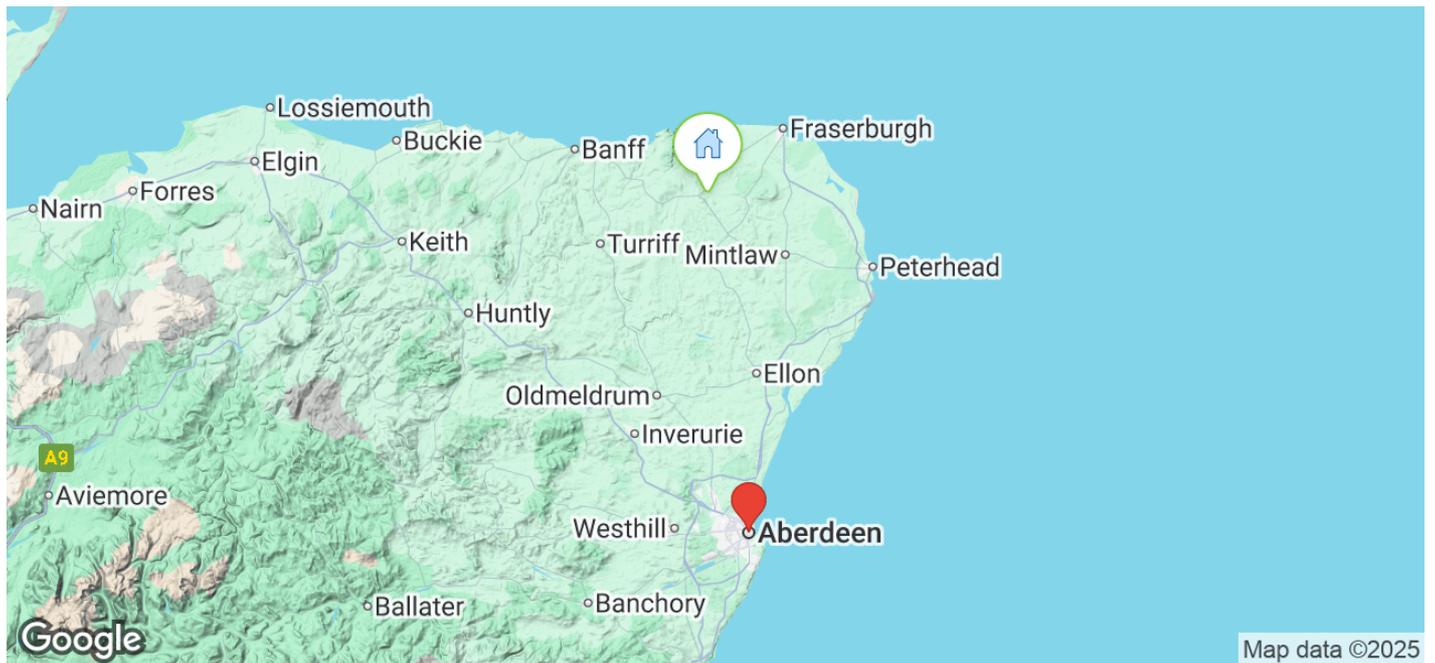
**BEDROOM 3** 14'10" x 12'6" approx. Located to the front of the property another good sized double bedroom with television and telephone points, central heating radiator and fitted carpet.

**OUTSIDE** Pathway leads to rear garden which is laid out in lawn with borders. Paved patio, clothes drying poles and outside tap. Lower level of garden with boiler shed and path to side lane. Traditional stone built outbuilding.

**DIRECTIONS** From Aberdeen, travel north on the A90 towards Fraserburgh. At the roundabout in Mintlaw, take the second exit onto the A950 towards New Pitsligo. Continue until reaching the village

and No 75 is located on the left hand side, as indicated by our For Sale posters

**ITEMS INCLUDED** All carpets and other floor finishes, curtains, blinds and light fittings will be included in the sale.



### View this property here

<https://www.aspc.co.uk/search/property/364054/97-High-Street/Fraserburgh/>

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