

## 3 High Street,

New Pitsligo, Fraserburgh, AB43 6ND

Price Over

**£100,000**

**Under offer**

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



### Contact Seller

Frances Martin

07588 440646 evening and weekends

### Contact Solicitor

Stewart & Watson  
38 Broad Street  
Fraserburgh  
AB43 9AH

01346-514443

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



### Features



Garden

## Description

Semi Detached 4 Bed Cottage

Offers Over £100,000

Home Report Valuation £115,000

Fitted kitchen and lounge

4 Bedrooms and bathroom

Double sized enclosed rear garden

Electric storage heating and double glazing

Off street parking

3 HIGH STREET NEW PITSLIGO AB43 6ND

## TYPE OF PROPERTY

We offer for sale this 4 bedroom semi detached cottage which has views of Mormond Hill and the surrounding countryside on a clear day.

The property is entered by a hardwood external door into front hallway which is fitted with a carpet and a cupboard at height contains the meter box.

The front facing lounge is accessed by Georgian style part glazed door and is also fitted with a carpet. There is a feature fireplace which can be used as a coal or log burner and has a tiled hearth and inset. There are two storage period cupboards at base and eye level with the upper one containing the hot water tank and in addition there is an understairs cupboard.

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

The kitchen is fitted with wall and base units with a contrasting worktop 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 fan above. There is a washing machine and fridge freezer. The flooring is laminate.

The bathroom is fitted with a three piece suite comprising bath with shower above, pedestal whb and toilet. There is wood laminate flooring, a heated towel rail and a window to the rear.

The rear bedroom which is currently used as a study room situated across the hall from the kitchen could also be used as a dining room.

The second bedroom is accessed from the front hallway and is front facing. There is a shelved recess area.

The two bedroom which are located on the first floor are both front facing which allows them to benefit from views of the open countryside.

## ACCOMMODATION

Lounge 13'3 x 11'5 (4.04m x 3.48m)

Kitchen 9'9 x 9'5 (2.97m x 2.87m)

Bathroom 6'4 x 6'2 (1.93m x 1.87m)

Bedroom 1 9'8 x 9'8 (2.95m x 2.95m)

Bedroom 2 11'2 x 9'1 (3.40m x 2.77m)

First Floor

Bedroom 3 11'3 x 9'3 (3.43m x 2.82m)

Bedroom 4 11'8 x 9'2 (3.56m x 2.79m)

## 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.

View from High Street

## 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.

Council tax banding  
Band A

EPC Banding  
EPC = F (27)

Entry

By arrangement

Viewing  
Contact our Fraserburgh office on (01346) 514443

Email  
[Fraserburgh.property@stewartwatson.co.uk](mailto:Fraserburgh.property@stewartwatson.co.uk)

Offers  
All offers should be submitted in writing to our Fraserburgh office

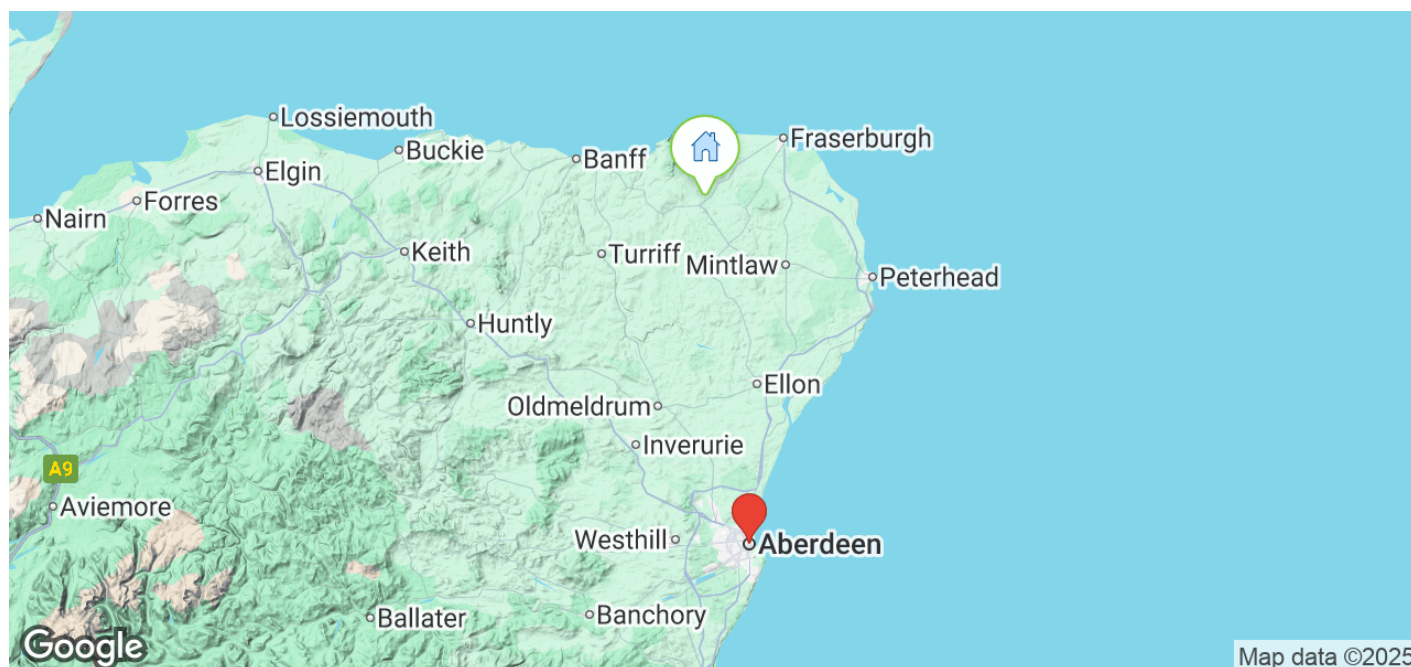
#### LOCATION

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 Doctory Surgery as well as a hotel, restaurants and a primary school.

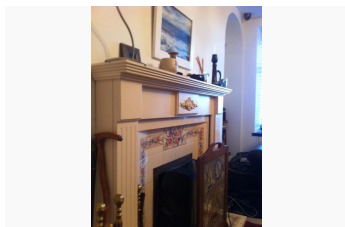
Fraserburgh, Peterhead and Aberdeen are all within easy commuting distance of New Pitsligo with Fraserburgh being approximately 12 miles distant, Peterhead 19 miles distant and Aberdeen 37 miles distant.

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

Reference HAB/VA



## Photo gallery



### View this property here

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

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