

**4 Spillarsford Cottages,**  
Lonmay, Fraserburgh, AB43 8UQ

Price Over  
**£104,999**

**Under offer**

 **2**  **1**  **1**   **66 m<sup>2</sup>** EPC **E** Council Tax Band **A**



**Contact Solicitor**

Stewart & Watson  
38 Broad Street  
Fraserburgh  
AB43 9AH

01346-514443

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

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



**Features**  Garden

**Description**

**2 Bed Semi Detached House**

- Kitchen, lounge and bathroom
- 2 Bedrooms
- Front & rear gardens
- Oil ch and upvc dg
- Off street parking

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 as well as hallway storage.

Entering via external upvc door into the hallway with understairs storage cupboard and a second shelved storage cupboard houses the meter box.

The lounge has windows to both the front and rear of the property. The front of the room is used as the sitting lounge whilst the rear is the dining area. TV point. Fitted carpet.

With under stairs storage 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. Walls are fitted with wetwall behind the work surfaces to half height. There are spaces for a washing machine and tumble dryer. Window to rear and an external upvc door leads to the garden.

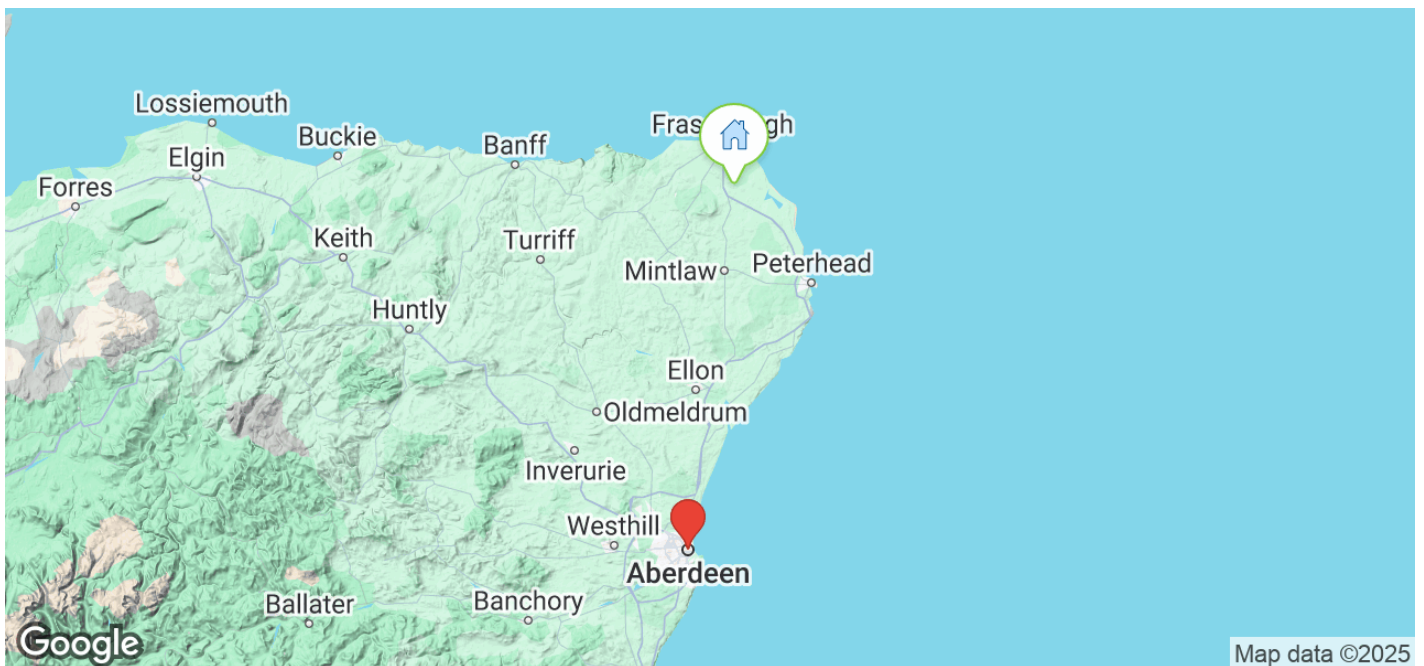
The bathroom is fitted with a 3 piece white suite comprising L shaped bath with shower above, pedestal whb and toilet. There is speckle effect wet wall and tile effect flooring.

The first bedroom benefits from both Television and Telephone points. There is a fitted wardrobe with sliding door and two further storage cupboards. Windows to front and rear.

Bedroom 2 has windows to the side and rear of the property. The loft can be accessed from this room and is partially floored.

This property is served by oil central heating and would make an ideal home for the first time buyer.

**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

Lounge: 5.61m x 3.33m (18'5" x 10'11") approx.

Kitchen :3.96m x 2.21m (13' x 7'3") approx.

Bathroom: 2.44m x 1.45m (8' x 4'9") approx.

Bedroom 1: 4.32m x 2.72m (14'2" x 8'11") approx.

Bedroom 2: 3.91m x 2.26m (12'10" x 7'5") approx.

### **(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. A shed is split into two areas with two doors and windows with one side housing electric, the other mainly used for storage. There is also an area outwith the garden that belongs to his property and is currently used as off street parking.

### **(Other Information)**

All floor coverings, blinds and light fittings are to be included in the sale.

#### **View this property here**

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

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.