

**Coralhaven, Quarryhill,**  
Cairness, Fraserburgh, AB43 8XP

Price Over  
**£140,000**

 **3**  **3**  **1**   **101 m²** EPC **E** Council Tax Band **A**



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**Features**



Garage



Garden

**Description**

Set in the sought after location of Cairness, we offer for sale **CORALHAVEN, QUARRYHILL COTTAGES a THREE BEDROOM SEMI DETACHED COUNTRY COTTAGE**. Approximately 2 miles from the coastal village of St. Combs, it benefits from beautiful countryside views with the advantage of the coast close by. This deceptively spacious home comes with double glazing, oil central heating, off road parking and a garage. This home would be great for someone starting out or a family looking for something in the country but not too far away from local shops and amenities.

The entrance of the property is through the beautiful sun porch at the front. This is a large room benefitting from an attractive outlook which could be also be used as a sitting area, toy room or study. From the hall there is access to the dining room, lounge and bedroom 1. The lounge is generous in size and has two windows giving it a lot of natural light. There is a beautiful period fireplace with a wooden surround and a multi fuel stove which is a great feature point and makes this a very cosy space. On semi open plan with the lounge is the dining room which is also a good size with plenty space for a large table, chairs and sideboard. Bedroom 1 is a double room with fitted mirror wardrobes which also cleverly hides the entrance to the en-suite toilet. It is finished with wood effect laminate and an extra

alcove with cupboard storage. Beyond the dining room there is a rear hall which gives access to the remaining accommodation and rear door to the garden. A double cupboard provides good storage. Bedroom 2 is another double room with space for freestanding furniture. The third bedroom is a single room which is currently used as a study. The fully tiled bathroom includes an electric shower over bath. Lastly, the kitchen which is decorated in a country style is compact and practical with a window to the rear. It has a space for a slot in cooker and a range of appliances. All carpets, flooring, curtains and blinds along with most light fittings (lounge and dining room to be removed) are included.

Outside, the front garden is walled off for privacy with a variety of shrubs and plants which is a riot of colour in the flowering months. The rear garden is very pleasant, bright and sheltered with borders of flowers and a patio area which is a great space for sitting out. There is a single garage with workshop space, shelving and cupboards. The garage also contains the boiler. The chunked driveway offers off-road parking for several cars.

This is a charming property well worth viewing to appreciate what is on offer.

Sun Porch 3.84m x 2.77m

Lounge 4.70m x 3.66m

Dining Room 3.38m x 3.02m

Hall 3.12m x 1.32m

Bedroom 1 3.58m x 3.40m

Ensuite Toilet 3.66m x 1.25m

Rear Hall 7.19m x 5.12m

Kitchen 2.77m x 2.74m

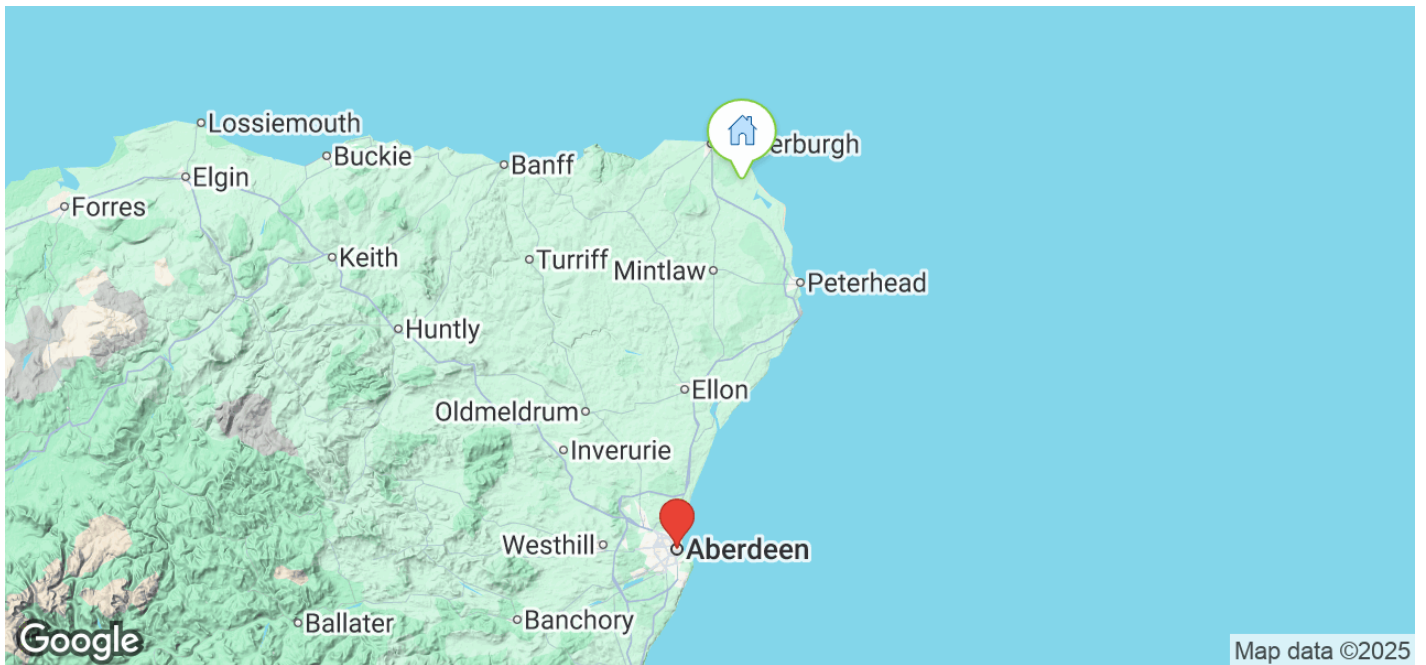
Bedroom 2 3.89m x 1.90m

Bedroom 3 3.86m x 2.69m

Bathroom 2.40m x 1.90m

Lonmay is a small village located on the A90 approximately 12 miles from Peterhead and approximately 6 miles from Fraserburgh. It has a village hall and church and has the Ban Car Hotel which is a great place to dine. There are stunning views of the countryside. A further range of amenities can be found at nearby Fraserburgh or Crimond which has the new hub which houses a doctor surgery, coffee shop, gym, chemist and beautician. Fraserburgh has a range of amenities including a variety of shops, supermarkets, restaurants, sporting facilities and a community centre. The town has good bus links to the city 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 from Peterhead on the A90, pass through St Fergus and Crimond. After passing through Crimond take the exit on the B9033 on the left towards St Combs. Continue on this road and take the 3rd left where Coralhaven is ahead on the right as identified by our 'For Sale' sign.



### View this property here

<https://www.aspc.co.uk/search/property/362372/Coralhaven-Quarryhill/Fraserburgh/>

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