

**BROWN & McRAE**

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## COWLAIR STRICHEN

***FARMHOUSE, OUTBUILDINGS SET IN APPROX. 2  
ACRES. (UP TO 42 ACRES AVAILABLE BY  
SEPARATE NEGOTIATION)***



**REGION OF £250,000/£650 PCM**

**£10,000 UNDER HOME REPORT VALUATION!**

This well maintained 3 bedroomed south facing farmhouse is situated within a peaceful part of rural Aberdeenshire, yet is only a few minutes drive from local beaches, the sea and well within easy commuting distance of Aberdeen City and Airport. The house is in ready to move into condition and enters from the rear to the kitchen which is fitted with a modern suite. There is a bright and airy living room with windows to front and side with panoramic views, a bedroom/dining room and a bathroom also to the ground floor. Upstairs there are 2 further bedrooms and a toilet. Also included in the sale is a well maintained steading with potential for development and various outbuildings that could be used for a variety of purposes. The property stands on an acre of its own grounds including a very well maintained private tarmac road which leads to the courtyard with ample parking space. The property is also for sale to include a 1 acre paddock to the front of the house.

HALL, LIVING ROOM, KITCHEN, BEDROOM/DINING ROOM, BATHROOM. UPSTAIRS: LANDING, 2 BEDROOMS, TOILET, BOILER STORE. OUTSIDE: OUTBUILDINGS, Paddock, ADDITIONAL LAND EXTENDING TO APPROX. 42 ACRES IS AVAILABLE TO PURCHASE UNDER SEP. NEG.

## HALL

Entering from the front of the house through part glazed door. Wood laminate floor, carpeted stairs to upper floor with storage cupboard beneath. Phone point.

## LIVING ROOM



5.28m x 3.77m (17'4" x 12'4") windows front and rear with louvre blinds and panoramic views over the countryside. Tiled fireplace. Full length shelved cupboard and further cupboard housing the hot water tank. Radiator.

## KITCHEN

4.80m x 1.68m (15'9" x 5'6") 2 windows to rear. Fitted with a modern suite of base units, worktop with tiled splash backs and 1½ bowl stainless steel sink and drainer – plumbed for washing machine. Built-in ceramic hob with oven beneath, wine rack and recess for fridge. Ceramic tiled floor, radiator.



## BEDROOM 3/DINING ROOM



3.55m x 3.39m (11'8" x 11'2") window to front with panoramic views of the countryside. Fitted suite of wardrobes and chest of drawers along one wall. Arched recess with double doored shelved cupboard beneath. Radiator.

## BATHROOM

Frosted glazed window to side with roller blind. Tiled around to full height and fitted with a white suite of wc, whb in formica worktop with double doored cupboard beneath and shaver socket above. Bath with shower and shower screen. Radiator.



## UPSTAIRS

LANDING  
BEDROOM 1

Velux window, loft hatch.



4.42m x 2.81m (14'6" x 9'2") window to front. Fitted suite of wardrobes with central chest of drawers along one wall. Radiator.

BEDROOM 2

4.42m x 3.24m (14'6" x 10'8") window to front. Fitted suite of wardrobe with central chest of drawers along one wall. Radiator.



TOILET

Frosted glazed window. Wc and pedestal whb. Shelved cupboard housing the cold water tank.

OUTSIDE

The property is accessed off the main road to a private very well maintained tarmac road leading to a large concrete courtyard. To the side of the house there is a shed housing the oil central heating boiler. Garden to the front bounded by a low level wall and accessed via a wrought iron gate.

OUTBUILDINGS



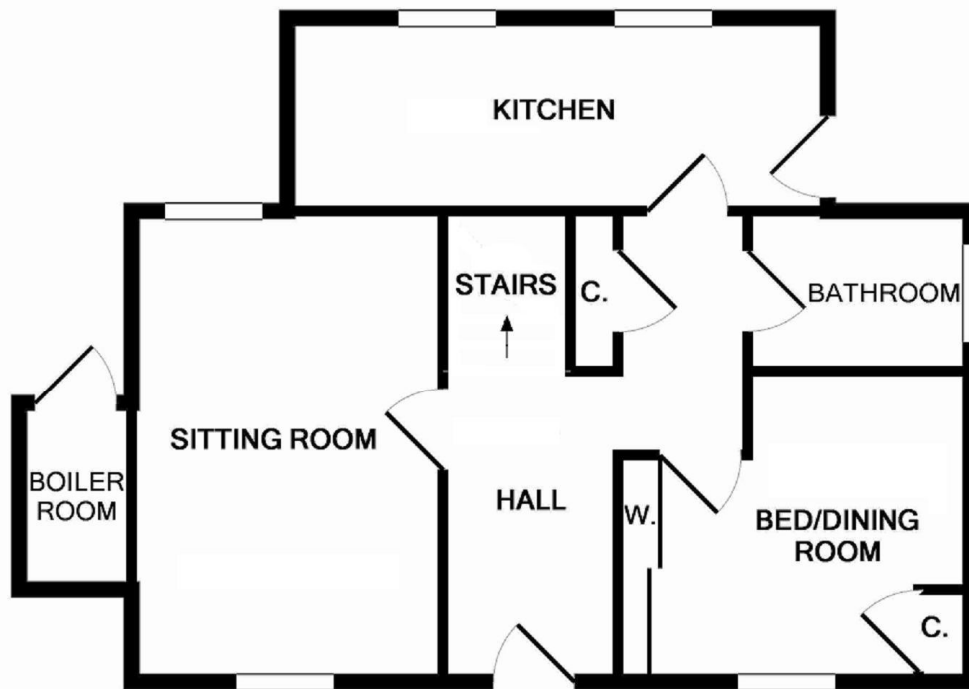
The outbuildings can be used for a variety of purposes and include a STEADING made up of 2 former cattle courts measuring 20m x 9.5m and 20m x 6.5m that could be converted into a dwelling (subject to necessary planning consent). There is also a large STORE 22m x 5m, 2 further former cattle courts 15.5m x 7m and 10m x 7.5m, as well as a WORKSHOP 3m x 2.5m and MACHINERY STORE 16m x 8.5m.

SERVICES	Private water, drainage to septic tank.
LAND	The property stands in an acre of its own grounds and is for sale to include a 1 acre paddock to the front of the house.  There is up to an additional <b><u>42 acres</u></b> of ground available to purchase under separate negotiation.
DIRECTIONS	From Fraserburgh take the A981 towards Banff for approximately 7 miles and turn left signposted 'Strichen 1 mile'. Travel along this road for just over half a mile to first farm road on right signposted 'Cowlair'.
HOME REPORT	Available to interested parties on request (fee may apply)
POST CODE	AB43 6SE
COUNCIL TAX BAND	Band C
ASKING PRICE	Region of £250,000 is expected.
RENT	£650 per calendar month for house and garage, payable monthly in advance.
DEPOSIT	£650
	<b>NO DHSS, NO PETS, NO CHILDREN, NO SMOKERS</b>
VIEWING	By contact with Mr & Mrs Goodwin Tel: 07890239841 or by arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: KSP)

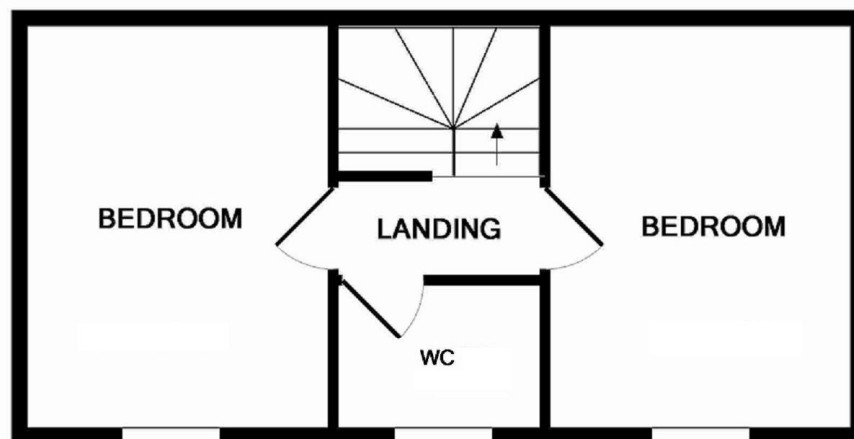
**NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.**



PANORAMIC VIEW FROM FRONT OF HOUSE



GROUND FLOOR



1ST FLOOR

THIS PLAN IS FOR  
ILLUSTRATIVE PURPOSES AND  
SHOULD BE USED AS SUCH BY  
ANY PROSPECTIVE  
PURCHASER