

BROWN & McRAE

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LAWYERS

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WARELANDS NEW ABERDOUR



REGION OF £150,000

This detached 3 bedroomed farmhouse is situated within an “area of landscape significance” just off the B9031 Fraserburgh to Gardenstown road approx ¼ a mile from the village of New Aberdour and local beaches. The property stands on 1050sq.m (0.26 acres) of ground and has stunning views of the sea and cliffs located closeby. The property enters from the front porch with door to the hall and doors to the living room and a bedroom. There is a kitchen, a utility room, a bathroom, a rear porch and a shower room also to the ground floor. Upstairs off the landing there are 2 bedrooms and a box room. The property is in need of some modernisation and has UPVC double glazing to some windows and LPG fired central heating to individual radiators. Outside there is garden ground to the front, side and rear, a garage and an outbuilding.

PORCH, HALL, LIVING ROOM, KITCHEN, UTILITY, BEDROOM, BATHROOM, REAR PORCH, SHOWER ROOM. UPSTAIRS: LANDING, 2 BEDROOMS, BOX ROOM. OUTSIDE: FRONT, SIDE AND REAR GARDENS, GARAGE, OUTBUILDING

PORCH



Entering through glazed door. Windows on 3 sides with one side facing the sea. Door to:

HALL

Stairs to upper floor, radiator, phone point, smoke alarm.

BEDROOM

5.28m x 3.06m (17'4" x 10') window to front. Full length cupboard, TV aerial cable, 2 radiators.



LIVING ROOM



5.28m x 3.63m (17'3" x 11'11") windows to front and side. Wall mounted gas fire on tiled hearth (back boiler). Cupboards along one wall, TV aerial cable.

KITCHEN

3.01m x 2.82m (9'10" x 9'3") window looking onto rear porch. Base and wall units with stainless steel sink and drainer. Electric cooker point. Cupboard, Xpelair.



UTILITY ROOM

Velux window to rear. Base level units with worktop, stainless steel sink and drainer. Plumbed for washing machine.

BATHROOM



2.24m x 1.84m (7'4" x 6') window to side. Fitted suite of wc, whb and bath with Aqua panelling. Radiator.

REAR PORCH

3.41m x 2.36m (11'2" x 7'9") windows with views of the sea and door to rear garden. Radiator. Sliding door to:



SHOWER ROOM



Windows to front and side. Large shower cubicle with Aqua panelling. Radiator.

UPSTAIRS

LANDING

Velux window. Wall mounted electric meter.

BEDROOM 2

3.99m x 3.15m (13'1" x 10'4") dormer window to front. Radiator.

BEDROOM 3

3.99m x 2.96m (13'1" x 9'9") dormer window to front. Cupboards with one housing the hot and cold water tanks. Radiator.

OUTSIDE

The property is accessed off the main road to a shared driveway which leads to the GARAGE and an OUTBUILDING to the side. Slabbed area to side of house leads to the front garden with flower and shrub planting. Areas to rear and both sides of the house in lawn with mature tree planting, shrubs and drying poles. LPG gas central heating tank.



SERVICES

Shared Well fed water supply, drainage to septic tank.

DIRECTIONS

From New Aberdour take the coastal road (B9031) towards Gardenstown for approximately 1/4 mile where the property is situated on the left handside just before left hand bend.

HOME REPORT

Available to interested parties on request (fee may apply).

POST CODE

AB43 6HT

COUNCIL TAX BAND

Band B

ASKING PRICE

Offers in the region of £150,000 are expected.

VIEWING

By arrangement with the Selling Agents.

ENTRY

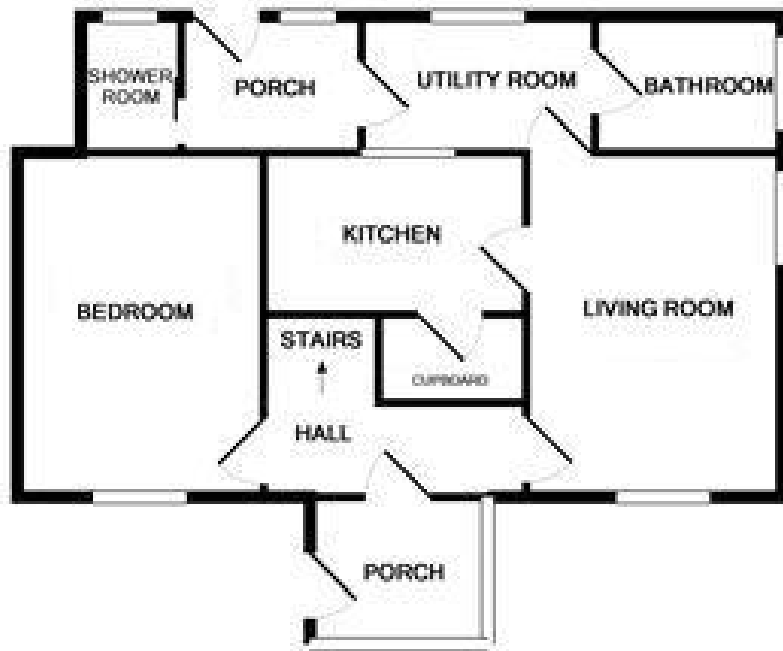
Immediate entry can be given, otherwise by arrangement.

OFFERS TO

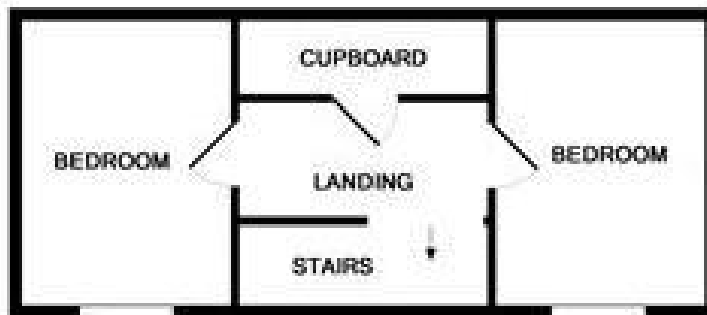
Messrs. Brown & McRae (Ref: KSP)

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.





GROUND FLOOR



1ST FLOOR

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