

BROWN & McRAE

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GARDENERS COTTAGE CAIRNESS, LONMAY *HOUSE, STABLES & 2 ACRES LANDS*



OFFERS OVER £230,000

Tucked away in a very peaceful and tranquil part of rural Aberdeenshire, this detached family home with well maintained very private garden grounds and a 2 acre paddock which suit anyone looking for their ideal equestrian establishment or small holding. The property enters from a track through 2 separate vehicular openings with one leading to a gravel driveway providing off-road parking for several vehicles and leading to a garage with stables to either side. The other opening leads to further gravel driveway which continues up side of house and provides further off-road parking. The garden is divided into 3 areas – one in grass with drying poles and bounded by mature trees, a vegetable plot with a greenhouse and a further area in grass with feature raised flower beds and mature trees and gravel path. The house enters to hall with the living room, a dining kitchen with a solid fuel cooking range that also provides the hot water and central heating, a bedroom, a bathroom and a utility room all off. Upstairs there are 2 bedrooms. The property has double glazing and must be viewed to fully appreciate the picturesque and beautiful surrounding landscape.

HALL, LIVING ROOM, DINING KITCHEN, UTILITY/PORCH, STUDY/BEDROOM, BATHROOM. UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: GARDEN, DRIVEWAY, GARAGE, STABLES, STORE, GREENHOUSE, 0.81ha (2 ACRES LANDS)

HALL

Entering from front of property through hardwood door. Stairs to upper floor, loft hatch, radiator.

LIVING ROOM



4.76m x 3m (15'8" x 9'10") window to front with double doored cupboard beneath. Solid fuel burning stove on tiled hearth. TV/Satellite points, ceiling coving, radiator.

DINING KITCHEN

3.94m x 3.43m (13'2" x 11'2") window to front. Fitted with a good range of base and wall units with tiled worktops, Belfast sink and tiled splash backs. Solid fuel cooking range (runs central heating and hot water) with decorative carved pelmet and pan hooks above. Recess for fridge freezer, radiator, ceramic tiled floor.



STUDY/BEDROOM 1



3.94m x 1.81m (12'10" x 5'11") currently used as a bedroom. 2 small windows to rear. Wood cladding around walls to half height, open display shelving. Radiator.

UTILITY/PORCH

3.53m x 1.87m (11'7" x 6'1") window to rear. Mosaic tiled worktops with plumbing for washing machine and ample space for dishwasher and tumble dryer. Ceramic tiled floor, cloak hooks, loft hatch, matwell. Door to garden.

BATHROOM

Frosted glazed window. Tiled around to half height and fitted with a 4-piece suite of wc with shelf above, pedestal whb, bath and fully tiled shower cubicle. Wood laminate floor, radiator.



UPSTAIRS

LANDING

Large Velux window.

BEDROOM 2



3.96m x 2.84m (13' x 9'4") dormer window to front with radiator beneath. Fitted suite of wardrobes along one wall and further matching cupboards. Wood laminate floor.

BEDROOM 3

3.88m x 3m (12'9" x 3m (12'9 x 9'10") dormer window to front with radiator beneath. Open shelved recess, wood laminate floor.



OUTSIDE

The property has 2 vehicular openings the first leading to gravel driveway which continues up side of house. The second leads to further gravel drive which provides off-road parking for several vehicles. The front garden is mainly in grass with feature raised areas in flower/shrub planting and borders in mature trees. Further good sized area with GREENHOUSE currently laid out in various sections for vegetable planting. Further area in grass with drying poles bounded by mature trees, coal bunker. Store/workshop with power and light. Outside cold water tap.

GARAGE & STABLES

There is a block built garage 25' x 16' with up and over door, power and light with stables located to either side.



LAND

The property is for sale to include a 2 acre paddock (0.81ha).

Home Report available (fee may apply).

DIRECTIONS

From Fraserburgh take the B9033 towards St Combs and turn right at 'T' junction. Travel along road for approx. 1.8 miles and turn right signposted 'Cortes'. Travel along road and turn right signposted 'Lonmay Manse'. The property is located on the right handside just past the Old Manse.

SERVICES

Mains water, drainage to septic tank.

POST CODE

AB43 8UJ

COUNCIL TAX BAND

Band C

Home Report available (fee may apply)

ASKING PRICE

Offers over £230,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

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.



Front Garden



Vegetable Garden



Rear Garden



Rear View of House