

BROWN & McRAE

www.brown-mcrae.co.uk

property@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

Anderson House
9 – 11 Frithside Street
Fraserburgh
Aberdeenshire
AB43 9AB
Tel: 01346 515797
Fax: 01346 519168

10 High Street
Turriff
Aberdeenshire
AB53 4DS
Tel: 01888 568950
Fax: 01888 563031

SOUTH LITTLE TACK AUCHNAGATT *HOUSE, STEADING & 0.7 ACRES LANDS*



REGION OF £157,000

LOOKING FOR THE IDEAL COUNTRY PROPERTY TO 'DO-UP' TO YOUR OWN STYLE AND TASTE? Just want to get away from the hustle and bustle of city living? We may have the property for you, as living at South Little Tack will offer you the opportunity to enjoy the 'good life' associated with country living. This 2-3 bedroomed former stone and slate farmhouse benefits from double glazing and oil central heating and offers any purchaser the opportunity to add your own touches to make it feel like home. The property stands in 0.31ha (0.78 acres) lands which includes a L-shaped steading which would be ideal for anyone looking to run their own business or for housing livestock.

HALL, LIVING ROOM, DINING ROOM, INNER AREA, KITCHEN, BATHROOM. UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: GARDEN, L-SHAPED STEADING, 0.316ha (0.781 ACRES)

HALL

Stairs to upper floor with storage cupboard beneath. Door to:

LIVING ROOM



5.43m x 3.48m (17'9" x 11'4") window to front with open shelving beneath. Exposed granite wall with ingleneuk fireplace and tiled hearth. Radiator.

DINING ROOM

5.38m x 3.36m (17'7" x 11') window to front. Phone point, radiator. Door to:

INNER AREA

Open doorway to:

KITCHEN

3.07m x 1.86m (10' x 6'1") window to side and Velux window to rear. Base and wall units with stainless steel sink and drainer. Electric cooker point and plumbed for washing machine. Door to garden.



BATHROOM



3.18m x 2.01m (10'5" x 6'7") frosted glazed window to rear. Tiled around to half height and fitted with a coloured suite of wc, pedestal whb and bath.

UPSTAIRS

LANDING

Skylight window. Walk-in cupboard housing the hot water tank, electric fuse box and skylight window.

BEDROOM 1

4.40m x 3.12m (14'5" x 10'3") dormer window to front. Boarded up fireplace, radiator.

BEDROOM 2

4.40m x 3.37m (14'5" x 11') dormer window to front. Cast iron fireplace, radiator.

OUTSIDE

There is an area of garden to the front bounded by a drystone wall and trees. Oil central heating tank and boiler.



STEADING



L-shaped and divided into various sheds and storage areas including stables with vehicular and pedestrian doors. There is power and light to some of the areas and also loft storage as well.

LAND

The property stands in 0.316ha (0.781 acres) of its own grounds.

SERVICES

Private well fed water supply (located in field directly across the road from entrance to property).

DIRECTIONS

From Auchnagatt take the A948 towards New Deer for approximately 1 mile and turn left signposted 'barrack'. Travel along this road for approximately 0.8 miles where there is a signpost 'South Littlelack' on the left handside of the road.

HOME REPORT

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

POST CODE

AB41 8TU

COUNCIL TAX BAND

Band B

ASKING PRICE

Region of £157,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

Immediate entry can be given, otherwise 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.

SOUTH LITTLE TACK, AUCHNAGATT.

Site Area

0.781 Acres (or thereby)

0.316 Hectares (or thereby)



