







# THE LOCATION

## *New Aberdour*

Bramble Cottage is located on the northeast coast of Scotland in the quaint and quiet rural village of New Aberdour. The historic and very popular New Aberdour beach lies approximately one and a half miles away from the village which offers views of high cliffs and caves. The beach itself has a pleasing crescent-shaped bay where you will often see boats moored. Within the village is a small convenience store with post office service. Approximately four miles from New Aberdour lies the village of Rosehearty where there are many local amenities, including a modern up-to-the-minute Primary School, local convenience store, butchers, Post Office, thriving Hotels and a golf course. Nearby is also the coastal town of Pennan, famous for featuring in the film "Local Hero".

The bustling town of Fraserburgh approximately eight miles from the property is a major fishing port and lies at the far northeast corner of Aberdeenshire and is the biggest shellfish port in Europe it also has one of the largest fishing



fleets in the UK. While fishing is the town's main industry Fraserburgh and the local area has a wealth of undiscovered beauty. This magical coastline offers some amazing activities and attractions including golfing, bird watching, shooting, and where the angler is spoilt for choice as there are several harbours and rivers a short walk or drive waiting to be fished. Within the town of Fraserburgh, there is primary and secondary education, banking facilities, restaurants, cafés, pubs, local shops and major supermarkets.





# BRAMBLE COTTAGE

*Gordon Lane, New Aberdour, Fraserburgh, AB43 6LF*

"Bramble Cottage" is located in a cul-de-sac location and has been architecturally designed and built to a superb specification with huge potential to add further accommodation if required. The property boasts many appealing features: fantastic fresh neutral décor, stylish fittings and furnishings, and further benefiting from oil fired central heating and full double glazing. A fantastic ideally located property which will suit the young family or a conveniently located bungalow for the retired couple. Early viewing is highly recommended to fully appreciate the location and the standard of accommodation on offer.

The property consists; access through either the front or the rear of the property to a welcoming hall, leading to all accommodation, spacious bright lounge with bay window to the front of the property and allows access via French doors to the dining kitchen which has multiple wall and base mounted units with contrasting worktops. Immaculate recently installed modern bathroom with separate shower cubicle, the master bedroom with built-in wardrobes, and a second double bedroom completes the ground floor. A cleverly designed carpeted staircase with wooden balustrade allows access to the upper level, this fantastic space can be used for a multitude of purposes such as further bedroom, games room music room the list is endless, undoubtedly a must-view property.

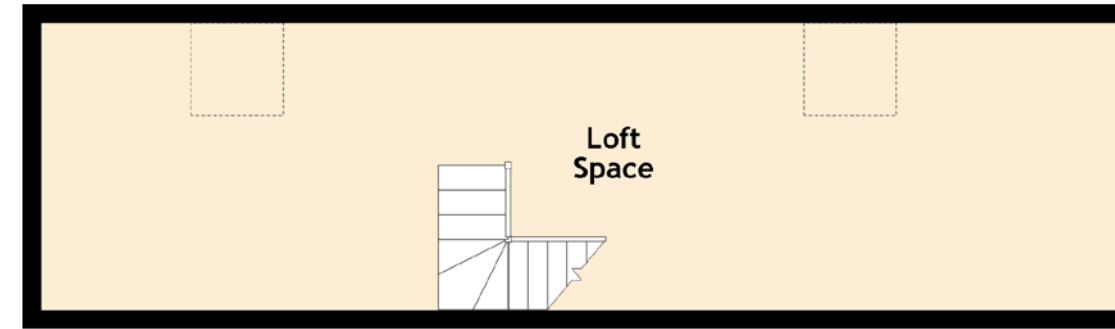
Parking is available to the front of the property on a stone chip garden area, the gated and walled rear garden is accessed either through a pedestrian gate with wheelchair access to the property or a large wooden farm style gate, this fantastic garden allows off-street parking for multiple vehicles, laid to decorative stone chip with borders containing mature shrubs plants with seasonal potted flowers adding a fantastic splash of colour. A patio area is perfect for al-fresco dining, entertaining and enjoying the afternoon sun. The very private rear garden is walled and fully enclosed making it a safe environment for those with children or pets. A stone-built garden shed with power and light completes the garden.



KITCHEN  
& LOUNGE



BEDROOMS & BATHROOM



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.80m (9'2")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.10m (6'11")
Bathroom	3.20m (10'6") x 2.40m (7'10")
Loft Space	11.70m (38'5") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup>  
EPC Rating: C

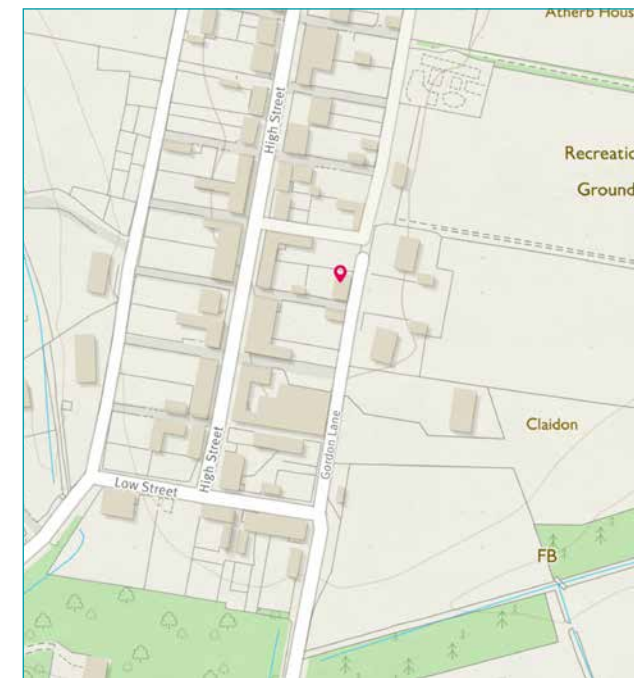
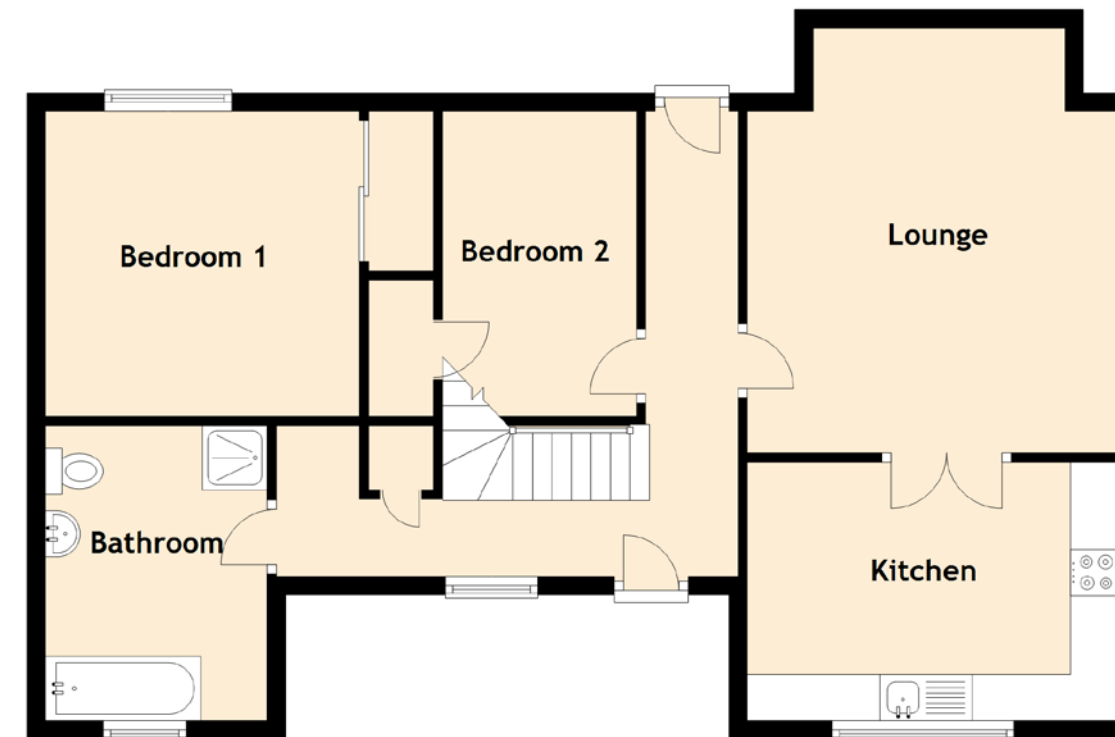


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