



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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# The Manse, 137 High Street

NEW PITSLIGO, FRASERBURGH, ABERDEENSHIRE, AB43 6NH





## THE LOCATION

New Pitsligo is a village in the Buchan district of Aberdeenshire, founded by Sir William Forbes of Monymusk in the 18th Century and lies amidst fertile farmland on the eastern slope of Turlundie Hill and the A950 road from Peterhead to Banff.

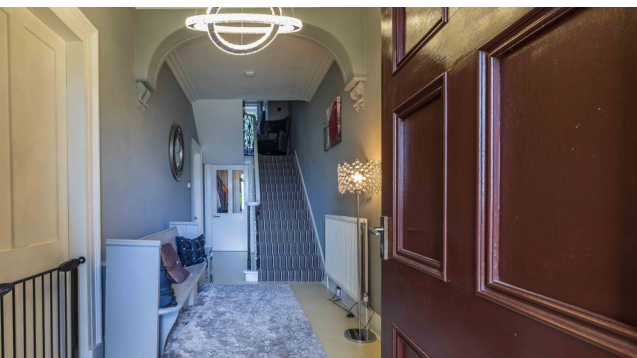
The Manse has a date stone of circa 1860 and is located at the top end of the village. New Pitsligo boasts many local amenities, including convenience stores, doctors surgery, a library, and various takeaway restaurants.

There is also a highly regarded pre and primary schooling, with secondary education being available in Mintlaw approximately 9 miles to the East. Within Mintlaw, there is a wider range of facilities, which include NHS health centre, dental practice, pharmacy, community centre, a small supermarket, garage, many various local shops, and a good selection of sit-in & takeaway eateries.

The award-winning Aden Country Park is a short drive from this property, a beautiful location for dog walkers, joggers & cyclists. The farm museum, allotments, play area & café all add to this country park's appeal and the historic ruins of Deer Abbey monastery and the Temple of Theseus on Pitfour Estate. Easy access to the A90 gives direct routing to Aberdeen, especially now with the completion and recently opened Aberdeen Western Peripheral Route & By-Pass, which offers convenient and direct routing to Aberdeen in the south with the fishing ports of Fraserburgh, and Peterhead being also easily commutable.







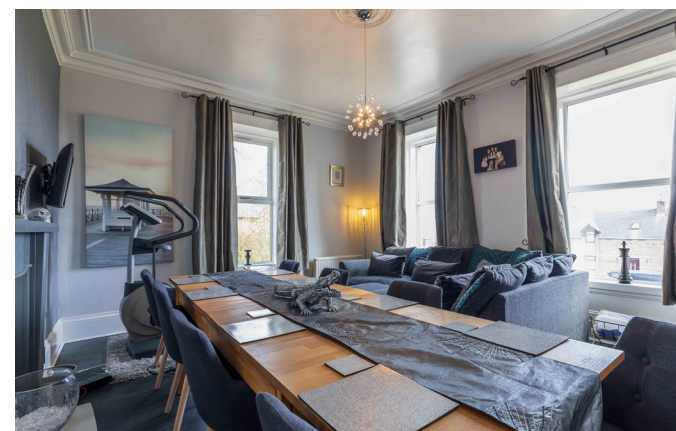
## THE PROPERTY

The Manse New Pitsligo is a five-bedroom traditional stone and slate property situated in a popular country village location. The current owner during their tenure has carried out a meticulous renovation, modernized and upgraded throughout but retaining many original features, including the original stonework, pitch pine panel doors & high skirting boards, to name but a view. The property further benefits from recent kitchen and bathroom upgrades with full double glazing, oil fired central heating and immaculate décor throughout.

Access is through the porch to the welcoming traditional hall. There are three principal rooms on the ground floor providing flexible family living accommodation. The spacious lounge is flooded with natural light from a large bay window. It retains many original features, including a recently installed multi-fuel stove with a back boiler adding to the wow factor. The formal dining room has three large windows, which again flood this room with natural light with a central fireplace. The dining kitchen has multiple wall and base mounted units with contrasting worktops, with some integrated quality appliances and further stand-alone appliances. Access to the garden is from the kitchen via the utility and laundry room with guest WC. Reception room two or bedroom five also has a recently fitted multi-fuel fire and completes the ground floor accommodation.

A carpeted staircase with original cast iron and wooden balustrade leads to the half landing and the first floor. The recently completed family bathroom with a shower over the bath is off the half landing. There are four large double bedrooms on the first floor, all of which have fantastic views with a smaller bedroom/potential office completing the accommodation. In addition, there are ample storage cupboards throughout the property.

The walled gardens are gated to the front with pedestrian access through a set of wrought iron gates; a circular pathway laid to decorative stone chip leads to the front door. Access to the extensive drive and garage with adjacent workshop and wood store is from a private lane to the property's side. The front garden is laid mostly to lawn with borders containing a multitude of mature shrubs, trees, and seasonal flowers. The rear garden is bounded by a traditional high stone wall giving privacy, laid to lawn with further sporadic planting of mature trees, shrubs, and plants. There is also a large patio area to ensure that you make the best of the day enjoying the sun. This is perfect for entertaining and some al-fresco dining and is a secure and safe environment for those with pets and children alike. The property is supplied with mains water and drains mains electricity.







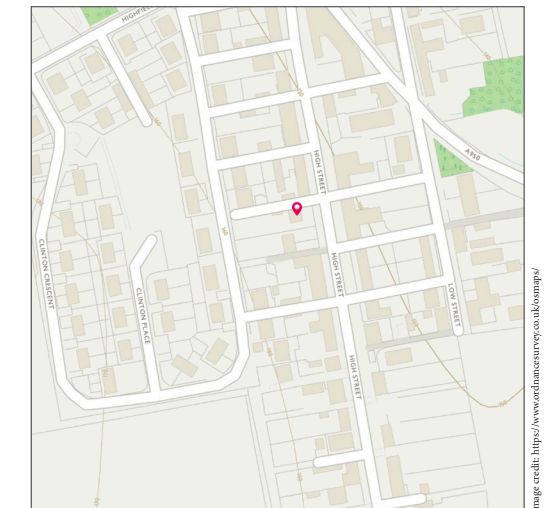
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Kitchen	5.50m (18') x 4.80m (15'9")
Lounge	4.80m (15'9") x 4.00m (13'1")
Dining Room	4.80m (15'9") x 3.49m (11'5")
Utility	2.75m (9') x 1.40m (4'7")
Bedroom 1	4.80m (15'9") x 4.00m (13'1")
Bedroom 2	4.90m (16'1") x 2.36m (7'9")
Bedroom 3	4.00m (13'1") x 3.77m (12'4")
Bedroom 4	4.90m (16'1") x 4.10m (13'5")
Bedroom 5	4.00m (13'1") x 3.61m (11'10")
Box Room	2.70m (8'10") x 2.00m (6'7")
Bathroom	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 218m<sup>2</sup>  
EPC Rating: E







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