




McEwan Fraser Legal

Solicitors & Estate Agents

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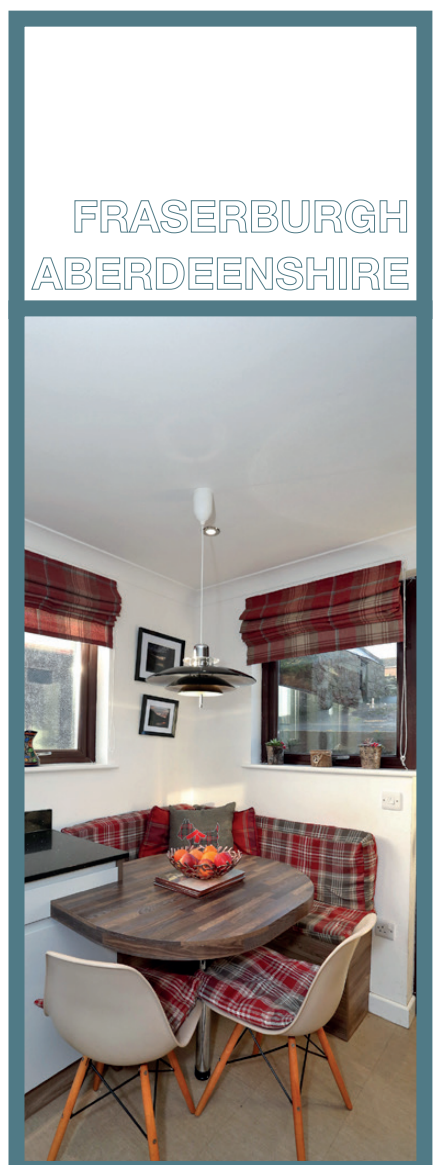
111 High Street

NEW PITSLIGO, FRASERBURGH, ABERDEENSHIRE, AB43 6NH



This Semi-detached cottage is nestled in a spectacular rural location within the tranquil village of New Pitsligo. The village boasts many local amenities which includes a recently inspected primary school with a nursery. Secondary education is available in the village of Mintlaw, approximately 9 miles to the east. Within New Pitsligo there is also a convenience store, doctors surgery, pharmacy, library, post office, two garages, a hairdressers, all weather sports pitch, children's play park and various take away restaurants and a hotel. Moreover, there are various community groups and initiatives including an active bowling club and football team. Five miles south of the village there is a clay pigeon shoot and fishery.

The local dentist can be found in nearby Mintlaw as can Aden Country Park with the historic Deer Abbey within walking distance. The park has numerous areas for children, with dog walking areas and cycling paths. Furthermore, a ruined mansion, farming museum and café all add to the appeal of this local country park. The city of Aberdeen is 38 miles south of this superb cottage. The journey to Aberdeen is an easy commute with the introduction of the new Aberdeen Peripheral Western Route. Public transport is available from the village direct to Aberdeen and if an hourly service is required, buses can be caught 4 miles away in the village of Strichen. Aberdeen offers an excellent bus and rail service with national and international flights being provided by Dyce Airport.



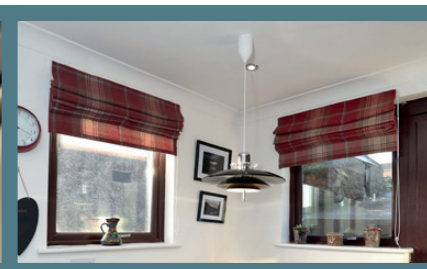


111
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High Street is in an immaculate deceptively spacious semi-detached cottage all on one level, situated in an elevated position in the popular picturesque and quiet village of New Pitsligo within easy commuting distance to Aberdeen.

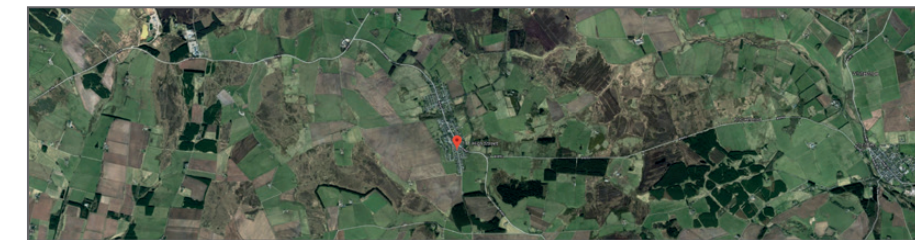
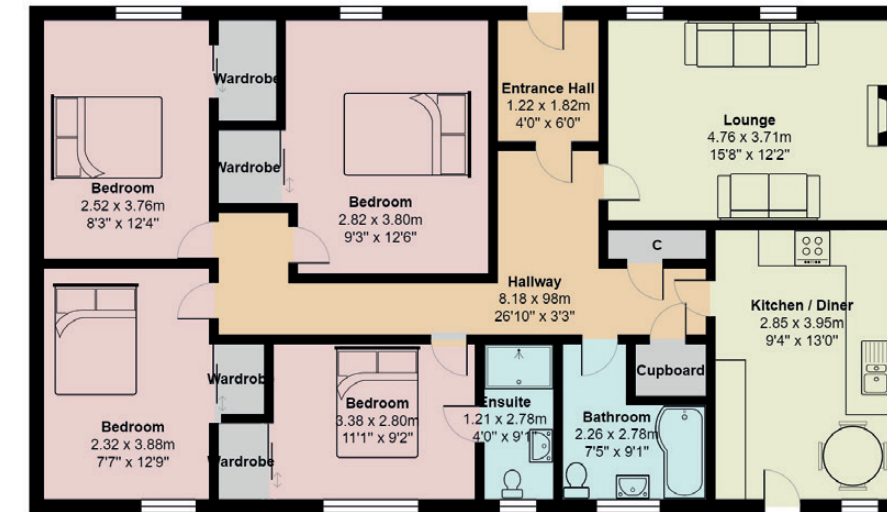
This well-proportioned property with its substantial accommodation, has been renovated to an exceptional standard by the present owners. The property is presented to the market with immaculate décor, UPVC double glazing and external doors, oil fuelled central heating, a multitude of stylish fittings and finishings including a recently installed modern kitchen with dual aspect windows and a fantastic wood burning stove in the lounge. This beautiful family home would make an ideal home for a family, professional couple or for retirees, looking for a spacious and ideally located property. With its amazing walk-in condition, early viewing is a must to fully appreciate the spacious accommodation that is on offer. The property comprises of: entrance hall leading to all accommodation, a bright, spacious lounge with a wood burning stove and double windows, immaculate modern kitchen with access to the rear garden and a master bedroom with fitted wardrobes & three piece en-suite shower room. There are three other double bedrooms all of which have built in wardrobes and a family bathroom with a power shower over the bath completing the accommodation. In addition, there are ample storage cupboards throughout the property. To the east side of the property, a large ungated driveway allows parking for multiple vehicles in front of the large stone built garage and wood store. A separate decked area is perfect for entertaining and enjoying the afternoon sun. Near the boundary wall is a small courtyard with drying area and borders containing various plants and shrubs.





Specifications

FLOOR PLAN & LOCATION



Gross internal floor area (m²): 100m²

EPC Rating: E

Extras (Included in the sale):

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Services : Mains electricity, main drains and water with oil fired gas central heating.



Image credit: <https://www.ordnancesurvey.co.uk/maps/>




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**Part
 Exchange
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