

# 88 High Street

STRICHEN, FRASERBURGH, ABERDEENSHIRE, AB43 6SR



*Situated in the historic country village of Strichen, close to all amenities, a huge opportunity to own a three-bedroom house with converted commercial premises*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





88 High Street, Strichen, is presented to the market in fantastic condition. The present owners, during their tenure, have continually modernised the property externally and internally. The property benefits from full double glazing and central heating with a recent redecoration throughout most of the property. A must-view property that would suit the extended family, with the potential to rent part of the property.

## THE LOUNGE



The accommodation comprises, internal hallway providing access to all accommodation. The spacious lounge is at the front of the property with a recently fitted wood-burning stove and a large picture window. The lounge allows access to the rear garden through the utility room. The modern dining kitchen is situated at the front of the property, flooded with natural light from a large picture window, fitted with a range of wall and base-mounted units with a mixture of integrated and free-standing appliances.



# THE UTILITY

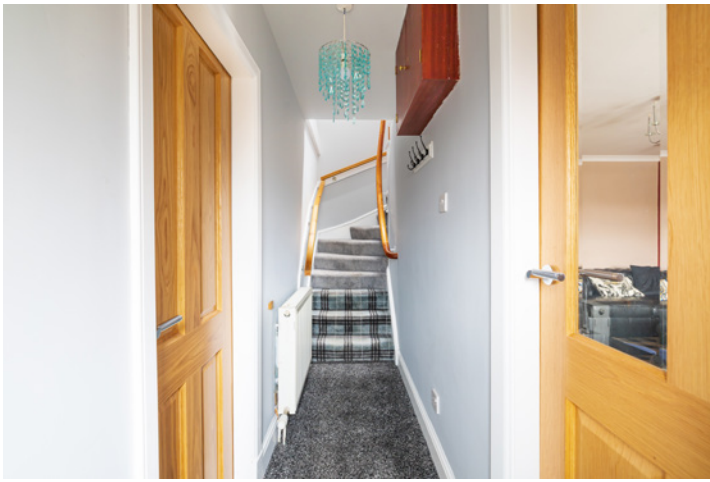




# THE KITCHEN







A carpeted stairway to the upper landing, where you have two double bedrooms, which have bay windows overlooking the front of the property. A large floored attic space can also be accessed via one of the bedrooms. A centrally located family shower room completes this part of the property.

## THE SHOWER ROOM



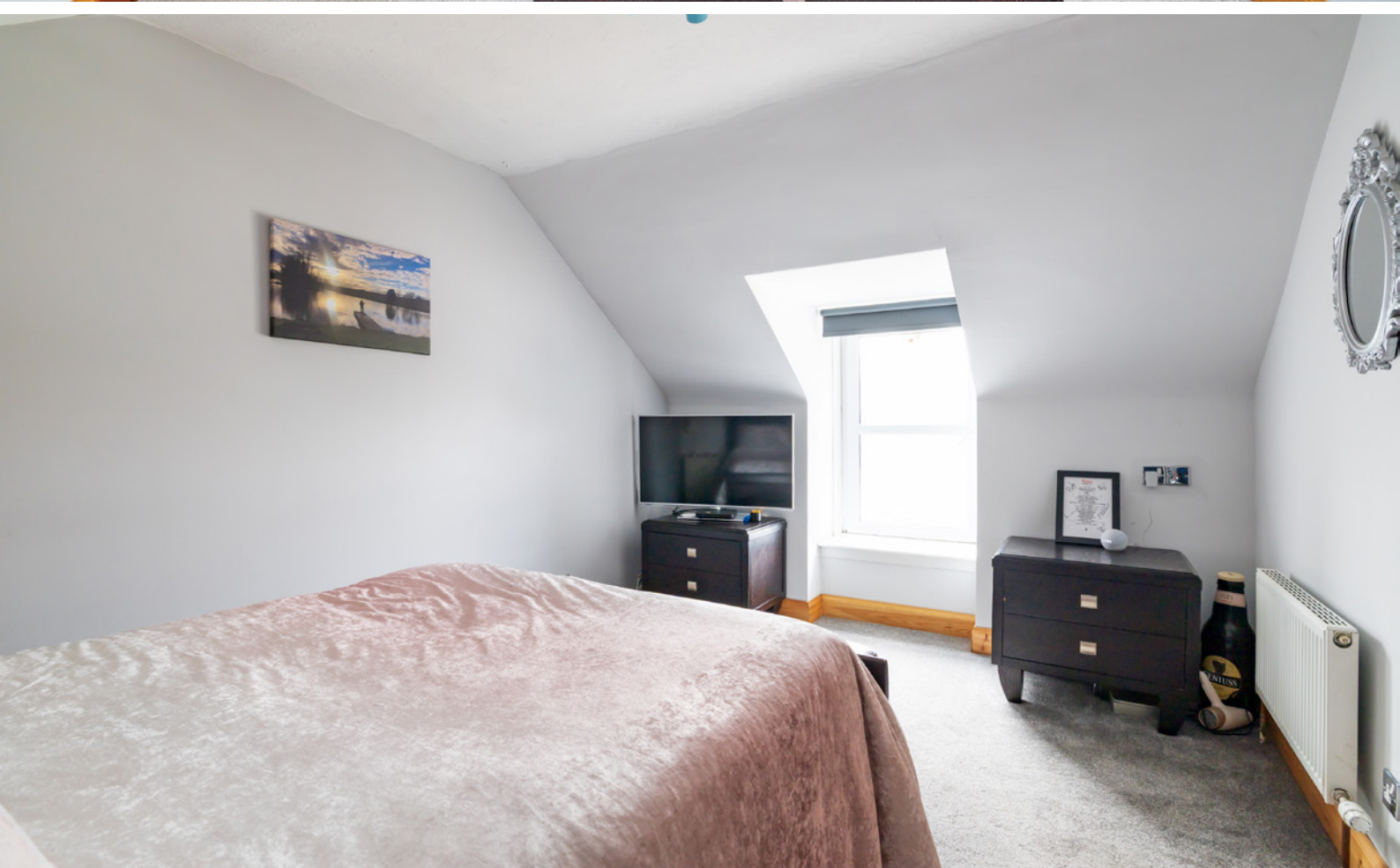


# BEDROOM 1





# BEDROOM 2





# THE ATTIC SPACE





The former converted commercial premises are currently accessed from the main house or its own front door off the High Street and are designed on a single level and consist of a lounge, a comprehensive music/recording room, a playroom with a full-sized pool table, a double bedroom and a shower room which has been converted to a wet room for ease of use. In addition, there are ample storage cupboards throughout both properties.

## THE LOUNGE & WC





# THE MUSIC ROOM



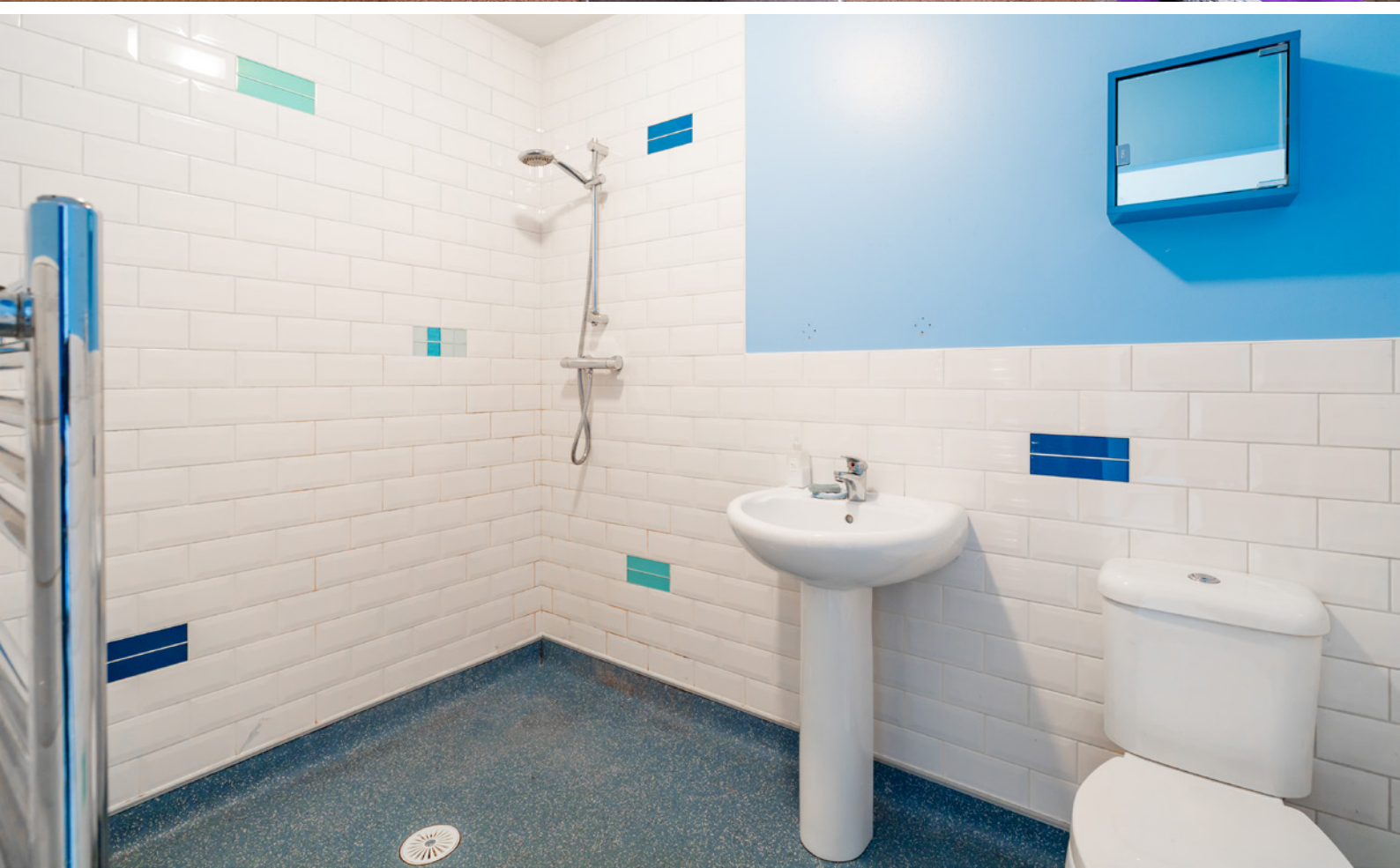


# THE GAMES ROOM





# THE BEDROOM & WET ROOM





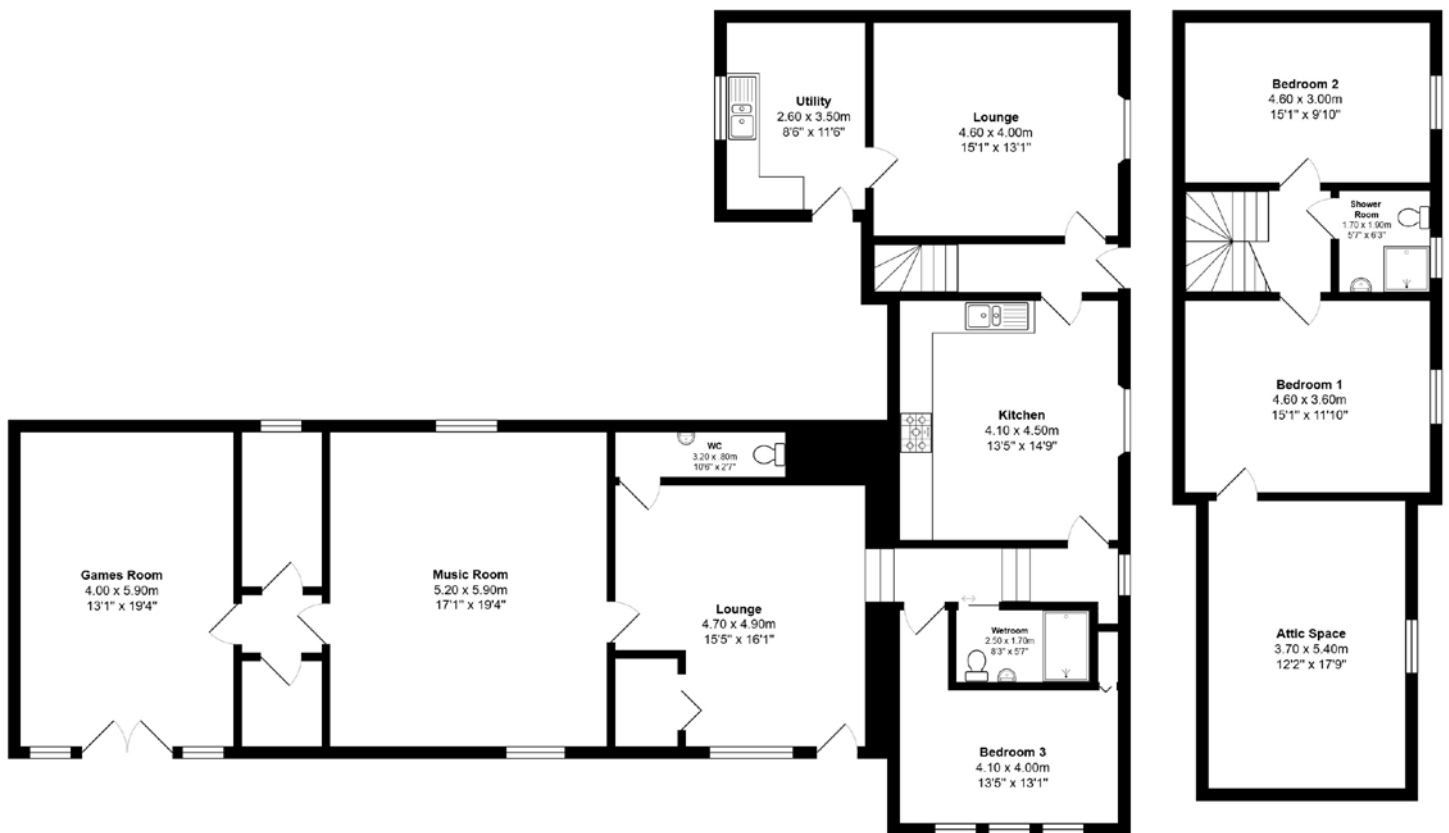
Off-street parking is available at the front of the property off the High Street for at least three vehicles. The extensive rear garden is accessed from the utility room or a side gate. The private rear garden has a boundary wall on three sides, with borders of stone chip, laid mostly to lawn, with a large patio area in front of the summer house, providing a fantastic area for some alfresco dining and entertaining. The garden also provides a secure environment for children and pets. A wooden shed completes the garden and will remain.

# EXTERNALS





# FLOOR PLAN & DIMENSIONS

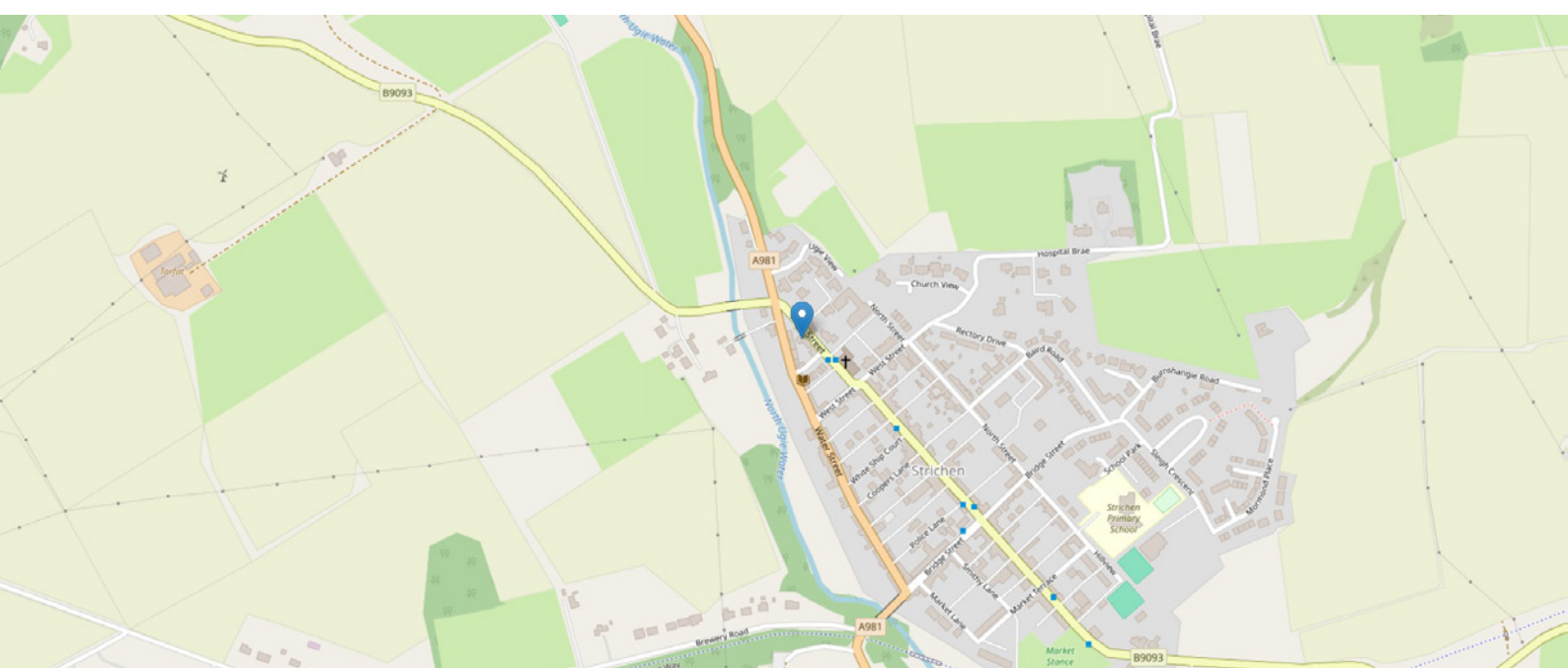


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 199m<sup>2</sup> | EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

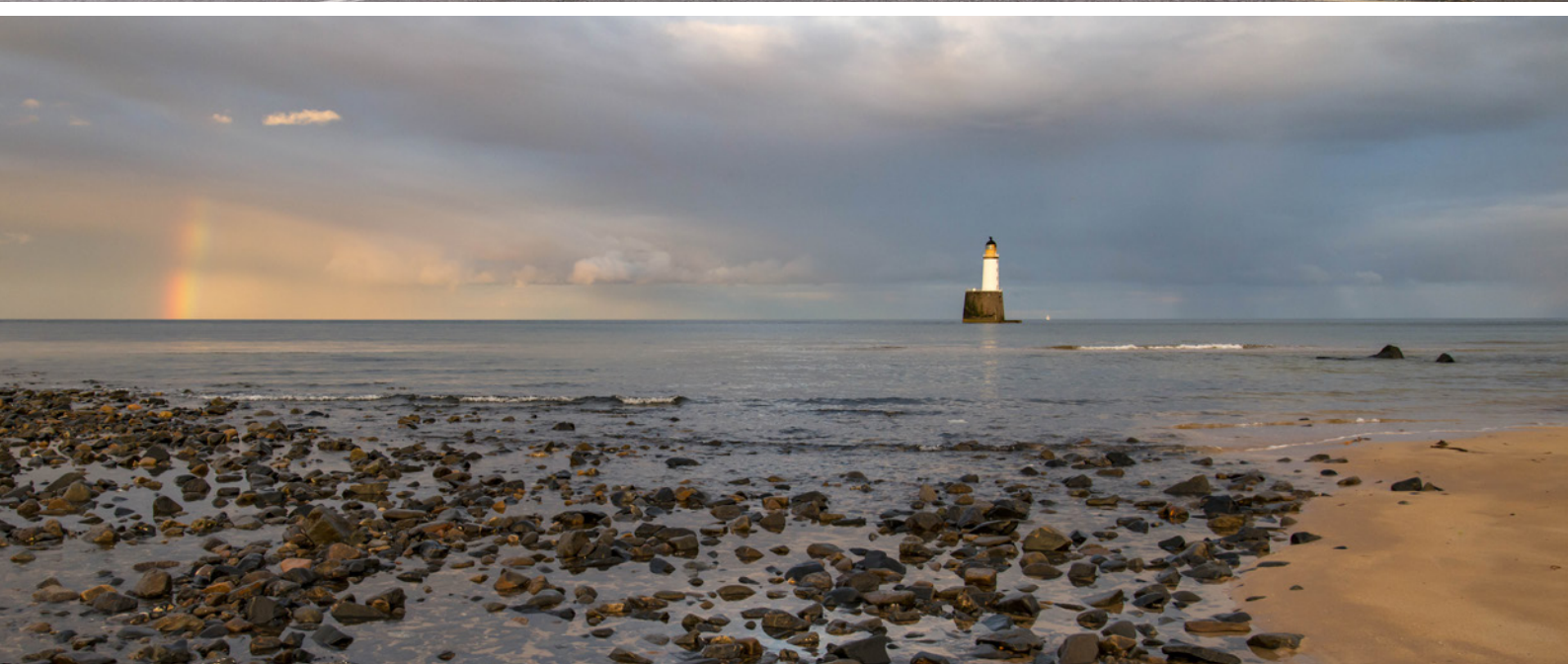
Services: Mains electricity, water and drains with a gas central heating system and electric heating in the lounge of the annexe.





# THE LOCATION

The idyllic village of Strichen has a rich history and dates back to its founding in 1764, originally known as Mormond until 1850 and has since become a cultural hub in the Buchan district of Aberdeenshire. Strichen's development was influenced by the water power of the North Ugie Water and the surrounding agricultural lands, leading to what was a thriving textile industry. The village of Strichen offers a variety of local amenities such as a supermarket, pharmacy, butchers' shop, Doctor's surgery, library, café, village hall, community park, pubs, hotels and a highly regarded primary school. Higher education can be found in the country town of New Deer to the south or the seaside town of Fraserburgh in the north, both are equidistant of approximately 7 miles from Strichen. Locally and further afield, there are numerous leisure facilities.







The larger of the two towns is Fraserburgh, which is one of the busiest fishing ports in Scotland and has one of the largest fishing fleets in the UK. The angler really is spoilt for choice as there are several harbours and rivers or rugged coastline a short walk or drive, some of which are renowned for their trout and salmon fishing. Fraserburgh boasts numerous leisure facilities, including outdoor pursuits, a swimming pool, links golf courses, outdoor bowling green, to name but a few.

Within the town, banking facilities, restaurants, cafés, pubs, local shops and major supermarkets. Easy access via the A952 and the A90 gives direct routing to Aberdeen of approximately 35 miles, with national and international flights being provided by Aberdeen Dyce Airport. A comprehensive bus network operates through both Strichen and Fraserburgh.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**PETER REID**  
Area Sales Manager



Professional photography  
**MICHAEL MORLEY**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.