



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

4 Bridge Street

ST. COMBS, FRASERBURGH, ABERDEENSHIRE, AB43 8ZW

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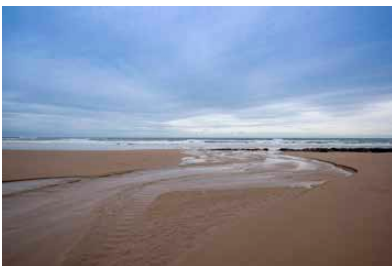
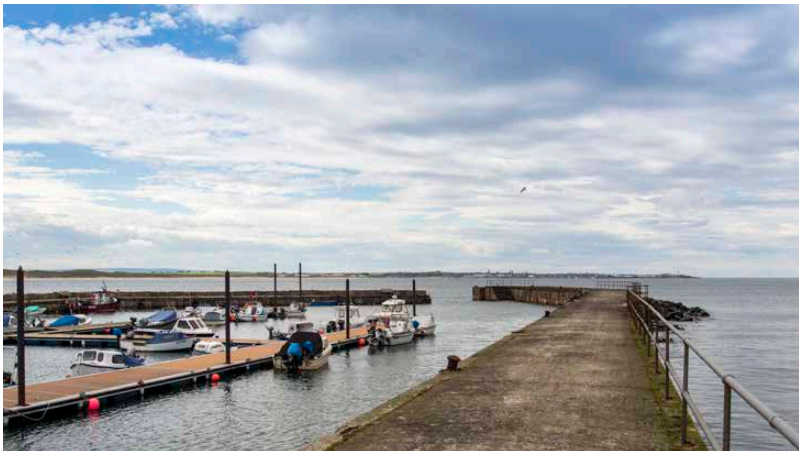
St Combs is a popular small coastal village set back from the B9033 which retains the feel of a traditional old-fashioned seaside resort with long golden beaches offering fantastic coastal walks and within walking distance to Inveralochy Golf Course which boasts views of the sea from every hole. This magical coastline offers some amazing activities and attractions including golfing, bird watching, shooting, the angler is spoilt for choice as there are several harbours, rugged coastline and rivers a short walk or drive from this property all waiting to be fished.

Within St Combs, you will find all the immediate amenities you require which include pre and primary school, cafe, convenience store, hotel and ice cream shop/chip shop and marina. A local and frequent bus link is available to the larger town of Fraserburgh approximately four miles to the west.

Fraserburgh 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 un-discovered beauty.

Within the town of there are several banking facilities, restaurants, cafés, pubs, local shops and Major supermarkets, NHS Health centres and further primary and higher education services.

Easy access to the A90 gives direct routing to Aberdeen, especially now with the completion and recently opened Aberdeen Western Peripheral Route and Bypass which offers convenient and direct routing to Aberdeen in the South and the fishing port of Peterhead in the North.



4 BRIDGE STREET

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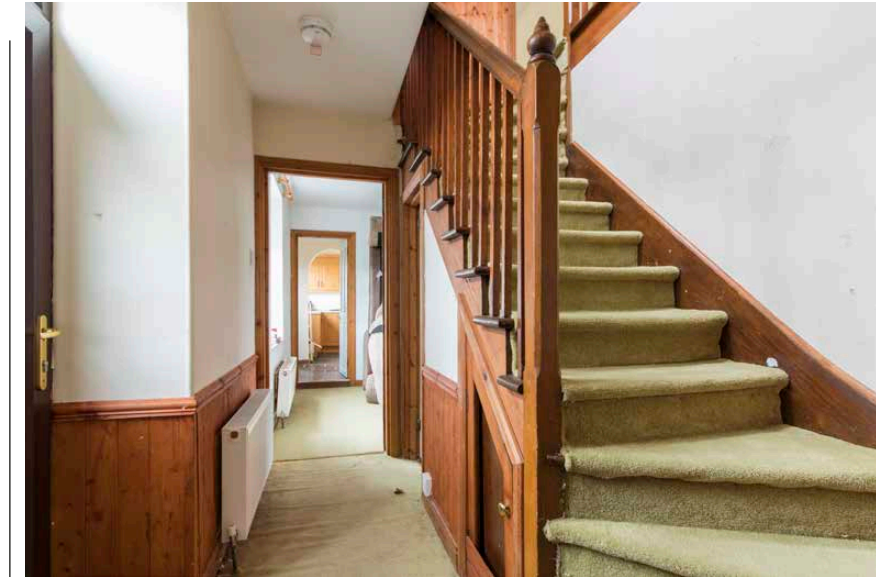
4 Bridge Street is a traditional granite stone and slate build two/ three bedroom detached dwelling located in the quaint and quiet fishing village of St.Combs.

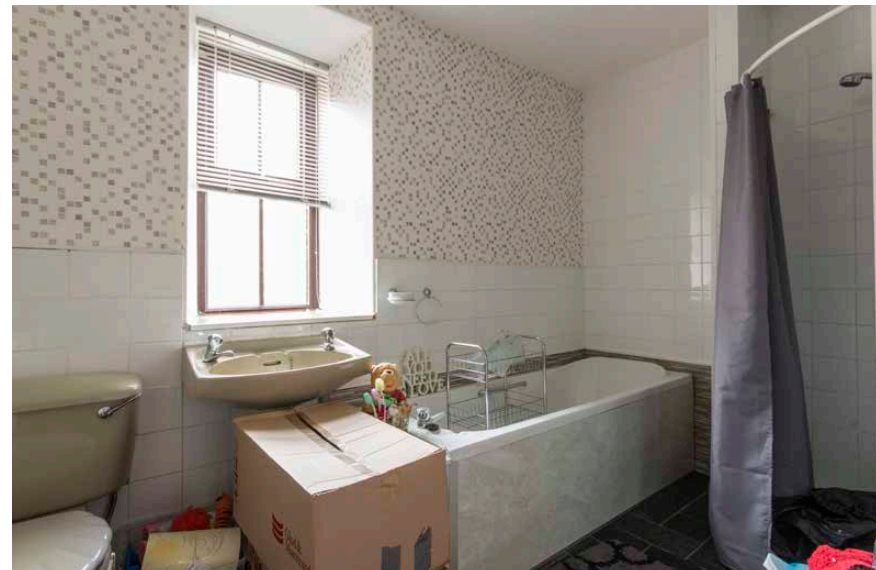
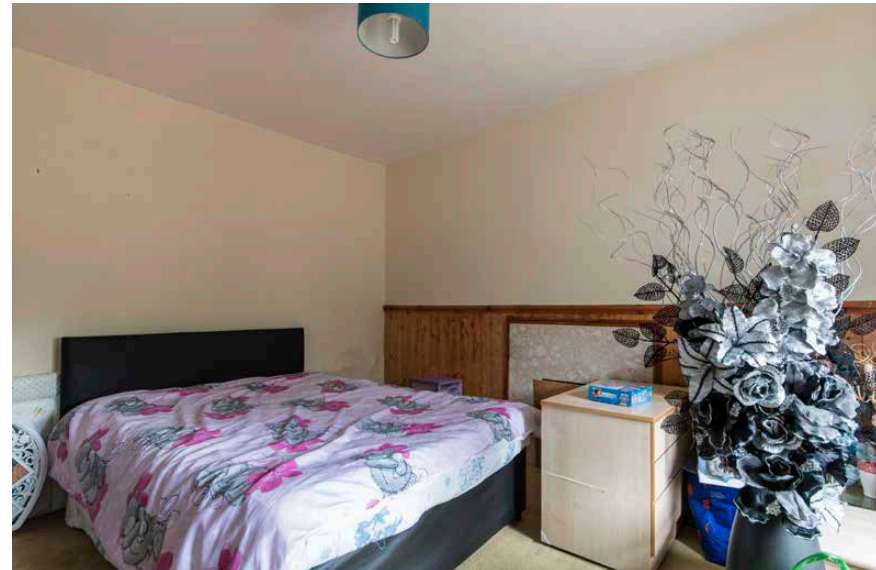
The accommodation over two floors is quite spacious and has been maintained to a reasonable standard but would benefit from redecoration. The property further benefits from uPVC double glazed windows and doors with central heating throughout. With its peaceful village location would be ideal for the first time purchase a young family or has huge potential as a holiday let early viewing is highly recommended.

On the ground floor, there is a reception hall

leading to all other accommodation. The kitchen has a multitude of work surfaces, wall, and base units. A dining room/reception room, bedroom three and four-piece family bathroom with separate shower cubical are also found on this floor. A carpeted stairway with wooden balustrade leads to the first floor where there are two large double bedrooms.

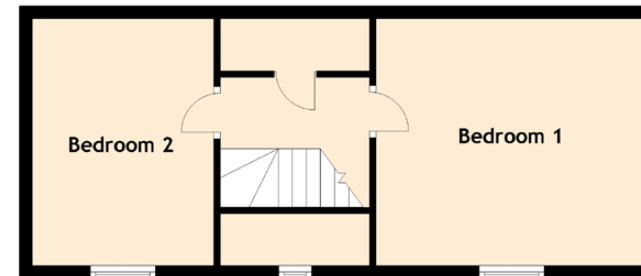
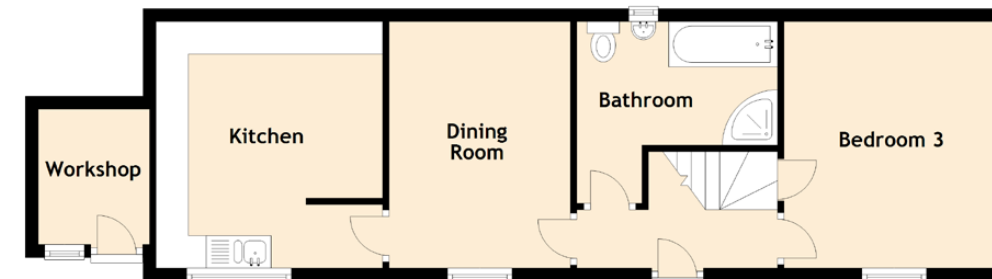
Gated entry allows access to the rear garden which is fully enclosed making it a safe and secure environment for children and pets alike. The garden area is laid mostly to decorative stone paving with a scattering of potted plants. An adjacent stone build workshop has power and light.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

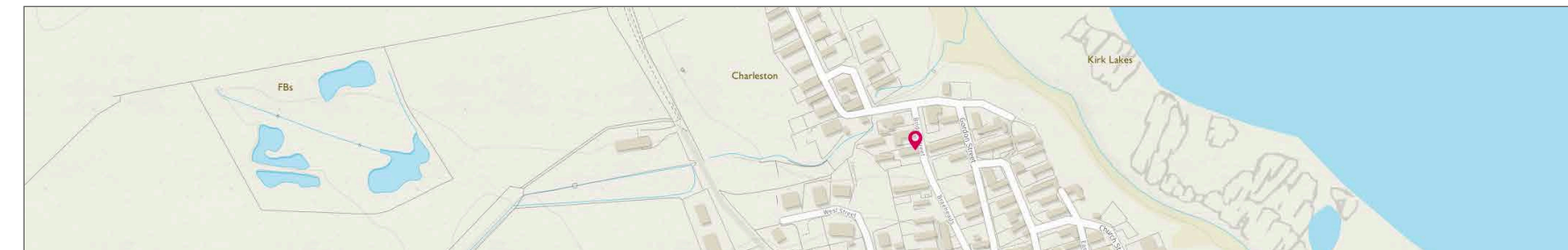


Approximate Dimensions (Taken from the widest point)

Dining Room	3.80m (12'6") x 2.80m (9'2")
Kitchen	4.40m (14'5") x 3.50m (11'6")
Bedroom 1	4.20m (13'9") x 3.80m (12'6")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bedroom 3	3.80m (12'6") x 3.40m (11'2")
Bathroom	3.10m (10'2") x 2.80m (9'2")

Gross internal floor area (m²): 83m² | EPC Rating: C

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings.





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Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Surveyor



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SCOTT MARSHALL
Photographer



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ALLY CLARK
Designer