



**McEwan Fraser Legal**

Solicitors & Estate Agents

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2 Boatlea Cottages

ST COMBS, FRASERBURGH, AB43 8XL



LOCATION

ST COMBS

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 Inverallochy 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 and 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, ice cream shop/chip shop and marina. A local and frequent bus link is available to the larger town of Fraserburgh approximately 4 miles to the west.

The town of Fraserburgh is a major fishing port that lies at the far northeast corner of Aberdeenshire; it is the biggest shellfish port in Europe and has one of the largest fishing fleets in the UK.

2 BOATLEA COTTAGES

ST COMBS

2 Boatlea Cottages is a fantastic two bedroom semi-detached property situated close to the popular picturesque coastal village of St Combs Fraserburgh. A brisk walk or evening stroll to the stunning beaches, harbour, and local amenities you would expect to find in a vibrant seaside village. This substantial dwelling offers spacious living accommodation over a single level of which the present owner has modernised, redecorated and upgraded to an exceptional standard regardless of cost. Further benefiting from full double glazing, oil fired central heating and immaculate fresh neutral decor. This will be a fantastic family home and with holiday homes demanding premium prices, a fantastic investment property. Early viewing is a must to fully appreciate the high standard, location and all that this property offers.

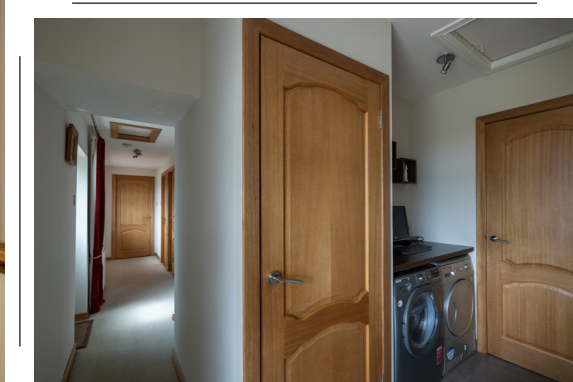
The property comprises a hallway leading to all accommodation; the fantastic lounge is open plan to the modern kitchen with dual aspect windows ensuring this area is flooded with natural light; the kitchen has wall and base mounted units with a central island with induction hob. Access to the conservatory is from the lounge. There are two double bedrooms

and a recently installed centrally located family shower room. A utility area off the hallway completes the accommodation. The large attic space provides a great opportunity to further extend the overall living accommodation.

A double-gated entry allows access to the extensive garden grounds; the drive is laid to decorative stone chip and allows parking for several vehicle types. The primary garden wraps itself around the cottage on three sides and is laid to lawn with borders containing shrubs, plants, seasonal flowers with sporadic potted flowers around the garden. Several seating areas and a stone patio area are perfect for some al-fresco dining and enjoying the sun.

The garden is fully enclosed making it a safe and secure environment for children and pets alike. Two wooden garden sheds will remain.

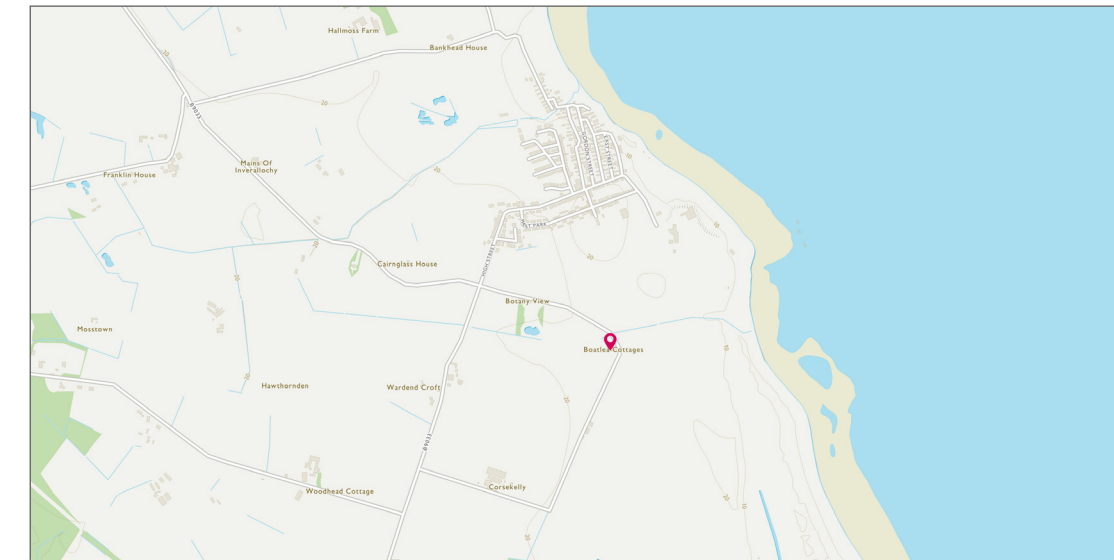
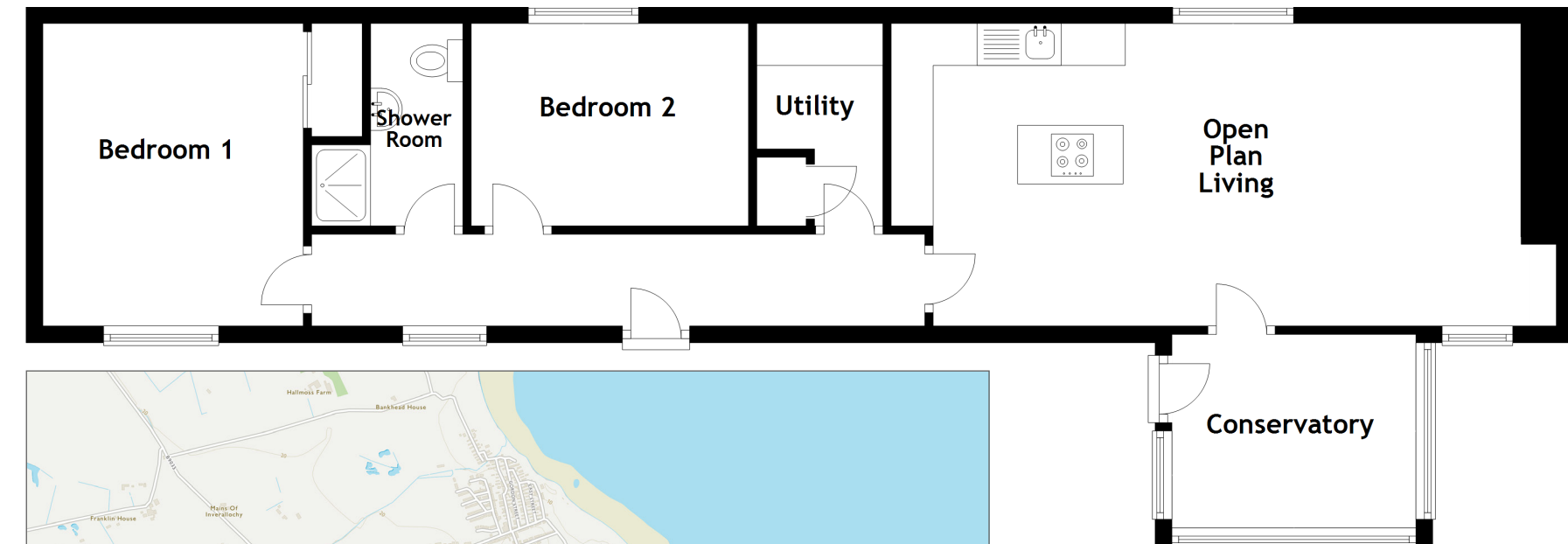
In addition to the garden, there is a huge paddock adjacent to the property that would be perfect for a pony or has potential for further development once the relevant planning was applied for and granted.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Open Plan Living	7.00m (23') x 3.60m (11'10")
Conservatory	2.80m (9'2") x 2.30m (7'7")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 2.40m (7'10")
Shower Room	2.40m (7'10") x 1.80m (5'11")
Utility	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 70m²
EPC Rating: E

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



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