



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

# 1 Crimonmogate Cottages

LONMAY, FRASERBURGH, ABERDEENSHIRE, AB43 8SA



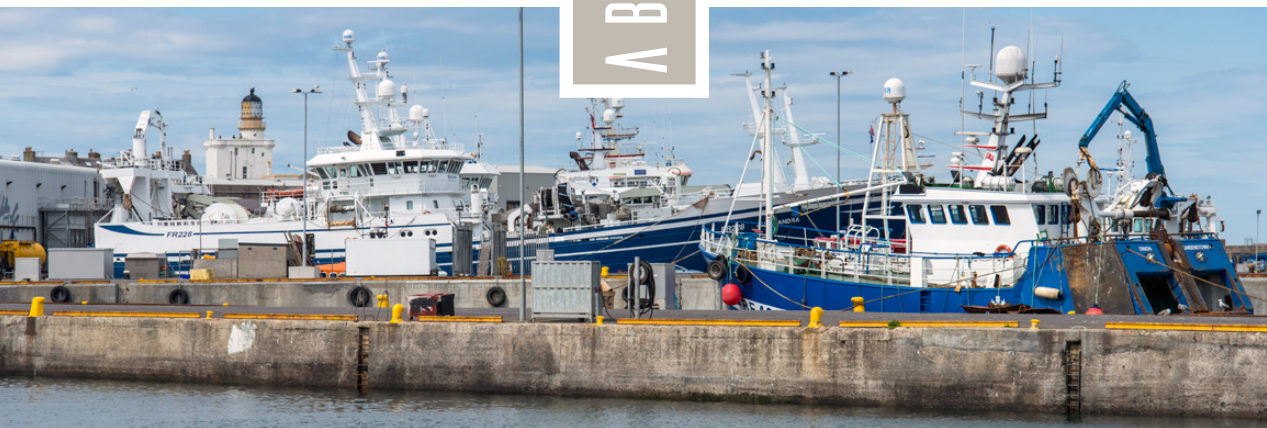
" CRIMONMOGATE  
COTTAGE IS SET  
IN EXTENSIVE  
MANICURED  
GARDEN GROUNDS "

ABERDEENSHIRE



Crimonmogate is an estate near Crimond, Aberdeenshire. The estate formed part of Lonmay parish and dates back to the 14th century, and was included in the lands owned by the powerful Earls of Earl. Crimonmogate Cottage is set in extensive manicured garden grounds approximately 500 meters from the A90 and 2 miles north of the small village of Crimond where there are many local amenities, including a modern primary school, local convenience store, Post Office, health centre and garage. The bustling town of Fraserburgh approximately six miles north of the property, 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 undiscovered beauty. This magical coastline offers some amazing activities and attractions including golfing, bird watching, shooting, and where the angler is spoilt for choice with several harbours, rugged coastline and rivers waiting to be fished. Within the town of Fraserburgh, there is primary and secondary education, banking facilities, restaurants, cafés, pubs, local shops and Major supermarkets.

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 and the fishing ports of Fraserburgh, and Peterhead in the North. The city of Aberdeen offers excellent Bus and Rail service with National and International flights provided from Dyce Airport.





LOUNGE / KITCHEN



# 1 CRIMONMOGATE COTTAGES

“Crimonmogate Cottage ” is a spectacular, two bedroom detached cottage located on a plot of approximately 0.3 acre of garden grounds, close to the peaceful country hamlet of Lonmay.

This idyllic property would make a fantastic family home or a delightful retirement cottage. Similarly suited as an excellent holiday let investment opportunity.

Presented to the market with a crisp neutral decor, the present owners have painstakingly undertaken a bare brick renovation of this stunning double glazed, solid fuel heated cottage. It has been upgraded and modernised to the highest standard with superior fitted fixtures, fittings and extensive use of solid, hardwood oak throughout.

All generously sized rooms are on one level. The hallway leads to a spacious lounge with solid fuel stove with back boiler, The modern kitchen has multiple base and wall mounted units with contrasting worktops, quality integrated appliances and a quintessential larder. The immaculate bathroom has an electric sports shower over the bath. The master bedroom with a multi-fuel stove adds a feeling of grandeur and a second double guest bedroom completes the accommodation.

A private road leads to the recently completed double garage, and then through a gated driveway where further parking is available. The rear garden has been meticulously landscaped. The garden is fully enclosed, laid to lawn, with mature trees, shrubs, plants, borders and potted seasonal flowers. Purpose built log stores, dog kennels, garden shed, workshop, utility store and greenhouse complete the rear outdoor area.

The stunning, mature front garden is bordered by a high hedge, partially walled and fenced. It is laid to extensive lawn, awash with colourful trees, shrubs and plants.

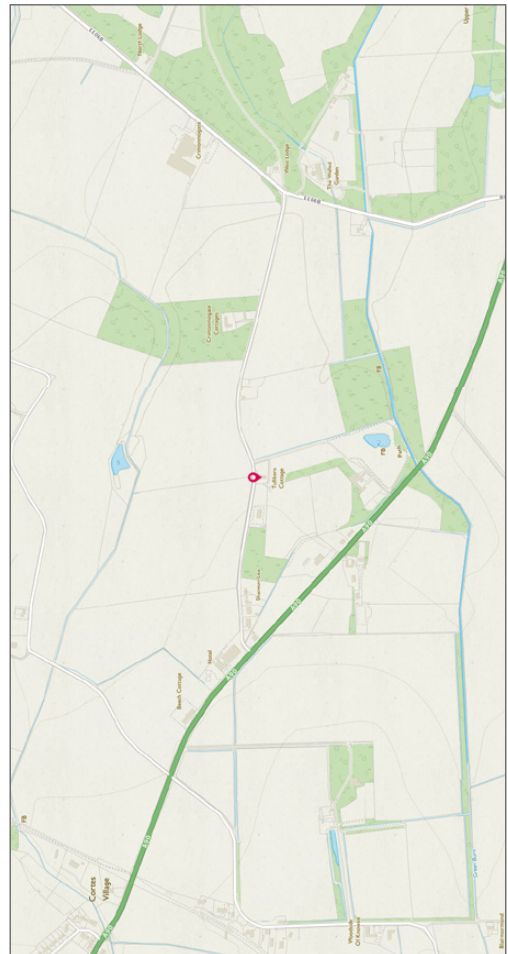
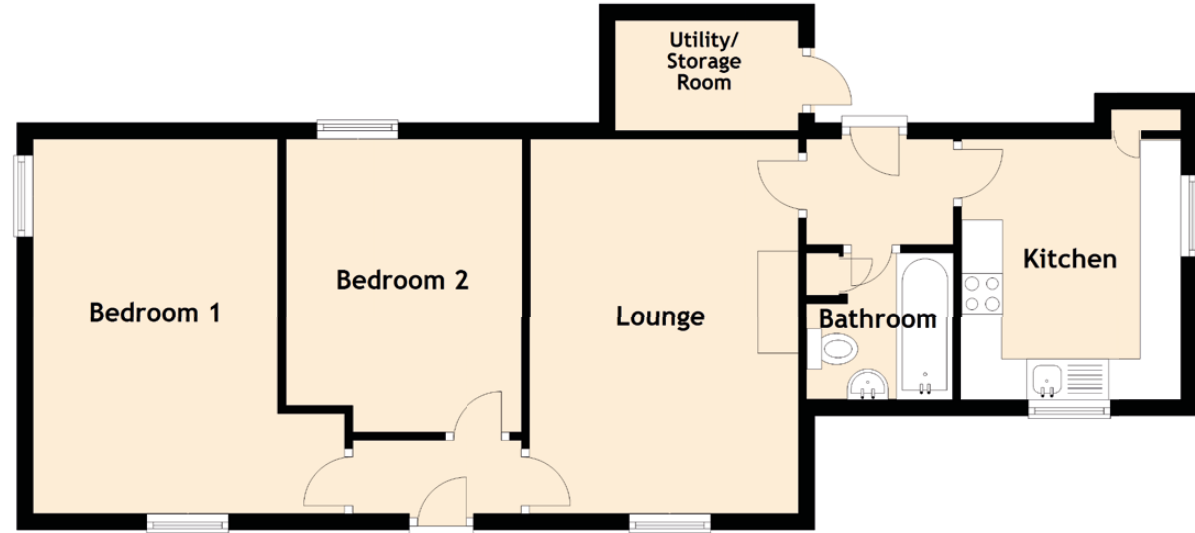
Multiple outdoor seating areas within a secure environment for those with pets and children alike ensure you can make the best of the day. Whether simply basking in the sun, taking in the views, entertaining or enjoying al-fresco dining.





BEDROOMS / BATHROOM

# FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 61 m<sup>2</sup>

Lounge	4.60m (15'1" ) x 3.30m (10'10" )
Kitchen	3.20m (10'6" ) x 2.70m (8'10" )
Bedroom 1	4.60m (15'1" ) x 3.80m (12'6" )
Bedroom 2	3.60m (11'10" ) x 2.90m (9'6" )
Bathroom	1.80m (5'11" ) x 1.80m (5'11" )

EPC Rating: E

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

Services: Mains water, electricity, and drainage is by way of a septic tank.




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

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Text and description  
**PETER REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
Designer