



Traditional two-bedroom detached Fisher Cottage in a tranquil seaside village



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Number 21 Pitullie is located on the west side of the seaside village of Sandhaven. This traditional two-bedroom detached Fisher Cottage with uninterrupted views over the Moray Firth to the north and fantastic views over the rolling countryside to the south is an absolute must view, you will not be disappointed. With its idyllic location, this would make a fantastic Air B&B or a great family holiday home.

The present owners during their tenure have modernized and upgraded this fantastic cottage to an impressive standard with no expense spared. The property benefits from fully recently installed uPVC double glazing and oil-fired central heating with a recent family bathroom and multi-fuel stove being some of the latest upgrades.

THE LOUNGE



The accommodation comprises, an internal hallway providing access to all rooms. To the north of the property is the spacious lounge with dual aspect windows, one of which, looks out over the Moray Firth. A multi-fuel fire adds that touch of grandeur.

THE KITCHEN



To the other end of the property is the dining kitchen fully fitted with a range of wall and base-mounted units with contrasting worktops with views over the countryside.





A centrally located three-piece family bathroom with spa bath, a large double bedroom and one other bedroom complete the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



A gated path to the east side of the property allows access to the front of the property and house. This garden is laid to decorative stone chip, with a large patio area and is fantastic for al-fresco dining enjoying the views and entertaining.

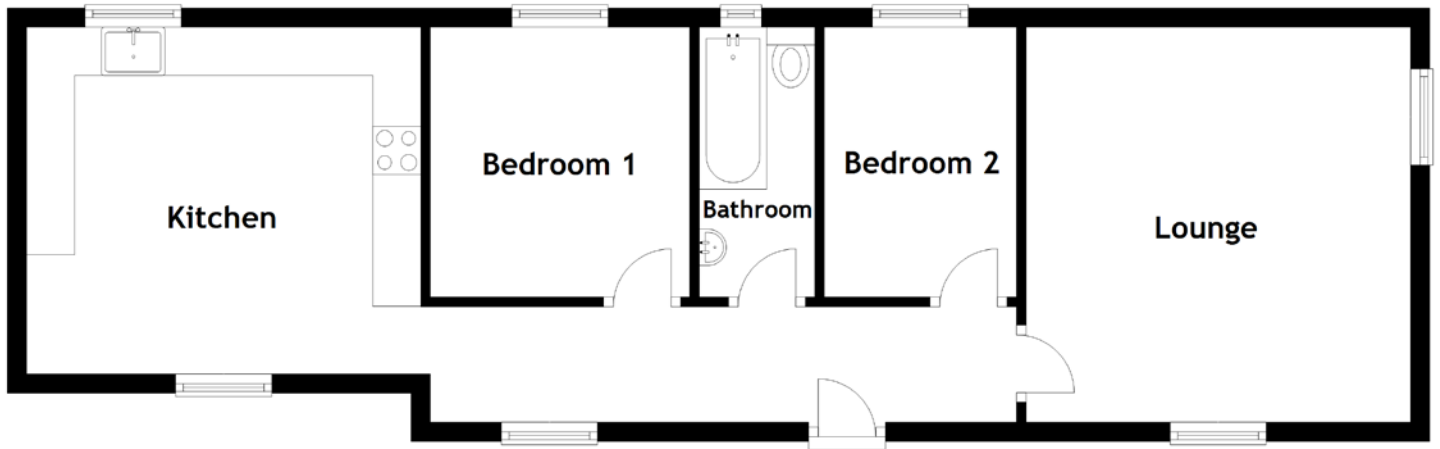
The rear garden is laid to lawn with borders containing various shrubs, plants and seasonal flowers and has a private wee garden with fantastic country views. Both gardens are either walled or fenced providing a secure environment for children and pets. Adjacent to the south end of the cottage is a small stone-built outbuilding ideal for storage and is currently being used as a utility area.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



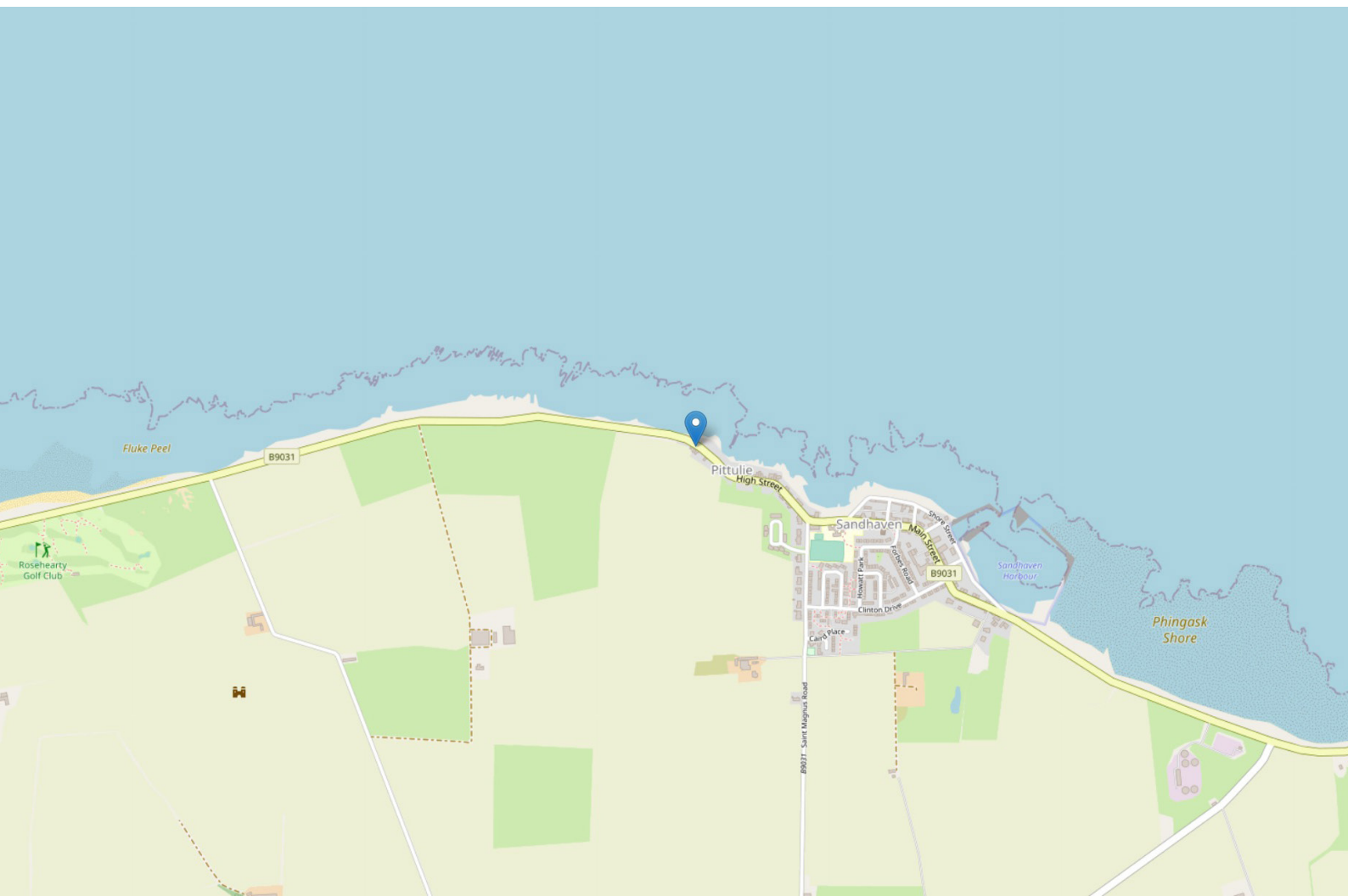
Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	4.10m (13'5") x 3.60m (11'10")
Bathroom	2.80m (9'2") x 1.20m (3'11")
Bedroom 1	2.80m (9'2") x 2.70m (8'10")
Bedroom 2	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 60m²

EPC Rating: E

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale, other soft furnishings and electrical items would be by separate negotiation.



THE LOCATION

This fantastic cottage is set back on an elevated position from the B9031 in Pitullie, Sandhaven a blissfully quiet little village providing all the local amenities one would expect: pre-school and primary schooling, local shop, post-office and public house. A hop skip and jump, across the road or a short evening stroll to the harbour or drive will take you to some of the most talked about beaches and rugged coastline that the Moray Firth is renowned for. Where an abundance of wildlife can be seen, such as seals, dolphins the occasional visiting whale and the numerous species of birds that frequent this coastline. Don't be surprised if you also see the Northern Lights from your own garden.





Fraserburgh 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 from this property, some of which are renowned for their trout and salmon fishing.

Fraserburgh boasts numerous leisure facilities including a multitude of outdoor pursuits, a swimming pool, links golf courses, and outdoor bowling greens, to name but a few. Within the town several banking facilities, restaurants, cafés, pubs, local shops and major supermarkets, together with numerous churches can be found in and around the town centre.

Easy access to the A90 gives direct routing to Aberdeen, approximately 42 miles to the south and onto the A96/A97 to Inverness approximately 94 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.




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