



A detached converted church with seven bedrooms and multiple reception rooms. It also has off-street parking at the front and rear of the property.



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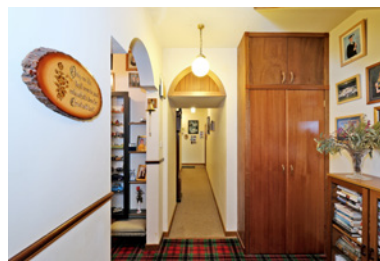
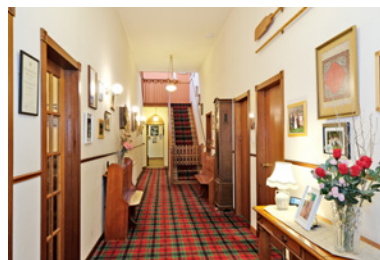
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This is a fantastic opportunity to own a historic one-of-a-kind residential dwelling in the heart of Fraserburgh. This former church was built circa 1900 and converted to a substantial residential property in 1997 by the current owners, the property was for a short period also used as local offices before being converted to a residential dwelling.

49 Saltoun Place is located in a pleasant residential area, within easy distance of Fraserburgh's many amenities, bustling harbour, and stunning coastline. The property further benefits from fresh décor, part double glazed, and gas central heating, undoubtedly in walk-in condition.

THE ENTRANCE HALL



The property consists of a traditional church-style front door to the welcoming porch with storage space. Two of the seven bedrooms lie immediately off of the hallway which has been decorated to a high standard.

GROUND FLOOR BEDROOM 1



GROUND FLOOR BEDROOM 2



THE LIVING ROOM & FAMILY ROOM



There are two exceptionally spacious reception rooms one of which is fitted with a wood-burning stove.



The formal dining room is complimented by double glass doors from a sitting room lending an open and airy feel, large enough to accommodate most dining needs.

THE SITTING ROOM



THE DINING ROOM



THE KITCHEN



The spacious kitchen features a good range of worktops, with splashback tiling multiple wall and base-mounted units, with a mixture of integrated and standing appliances, with ample storage space.

Next to the kitchen is the utility room which also features access to the well-appointed workshop. A good-sized toy room, office, shower room with WC and wash-hand basin, further downstairs cloakroom, and yet more storage space complete the downstairs accommodation.



THE UTILITY ROOM



THE SHOWER ROOM & WC

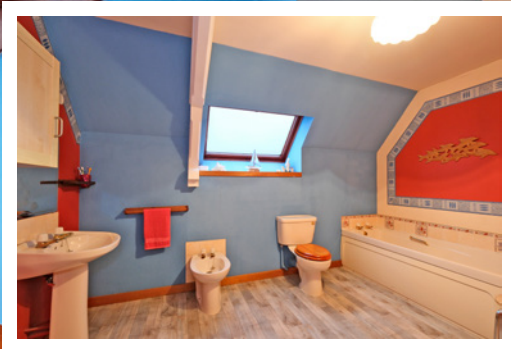




A carpeted bespoke staircase with a wooden balustrade leads to the first floor, off the half landing to the rear of the property is an original stone glass large circular window.

From the spacious landing, there is access to five further double bedrooms, four of which feature built-in storage, in addition, there is ample space for a choice of free-standing furniture. The family bathroom with a separate shower cubical is also found here.

THE BATHROOM



FIRST FLOOR BEDROOM 1



FIRST FLOOR BEDROOM 2



FIRST FLOOR BEDROOMS 3 & 4



FIRST FLOOR BEDROOM 5



Also on the first floor to the front of the property is the large lounge, which retains the large, ornate arched church windows giving unparalleled views.

THE LOUNGE



The front garden is ungated and bounded by a low wall, allowing private off-street parking for multiple vehicles, access to the property is from the main church-style doors or at the side of the property. The property and the rear garden are bordered by a large perimeter stone wall, secured by a large sliding metal gate with additional parking for more vehicles or a caravan or motorhome.

The rear garden is laid mostly to lawn, with various shrubs, plants, and mature trees, providing a secure environment for children and pets, a large summerhouse is a perfect place for entertaining some alfresco dining and enjoying the sun. A large stone-built garage completes the garden.

EXTERNALS

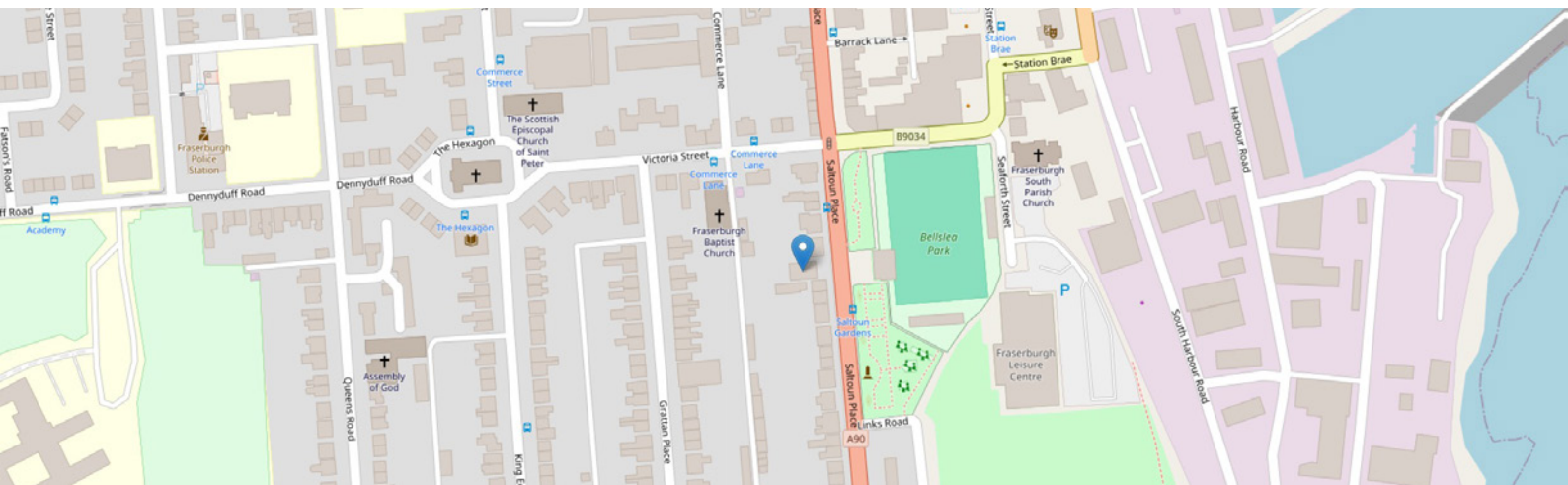


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point) | Gross internal floor area (m²): 459m² | EPC Rating: C

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

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

While fishing is the town's primary industry, Fraserburgh and the local area have a wealth of undiscovered beauty. The magical coastline is minutes from the property where there is a choice of sandy beaches or rugged coastline to explore where an abundance of wildlife can be seen. There is also an excellent range of activities, including golf, birdwatching, and shooting. The angler is spoilt for choice as there are several harbours and rivers a short walk or drive from this property.

Within the town of Fraserburgh are banking facilities, restaurants, cafés, pubs, local shops and major supermarkets, and numerous churches in and around the town centre.

A regular bus service operates within the town and local area with the central transport hub of Aberdeen and the East Coast operating from Union Square, where a comprehensive bus and rail network is available. Easy access to the A90 gives direct routing to Aberdeen, approximately forty miles to the south. National and international flights are available from Dyce Airport, with the East Coast Rail Network operating through Aberdeen.




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