




McEwan Fraser Legal

Solicitors & Estate Agents

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52 High Street

NEW ABERDOUR, FRASERBURGH, AB43 6LF



THE PROPERTY

52 HIGH STREET

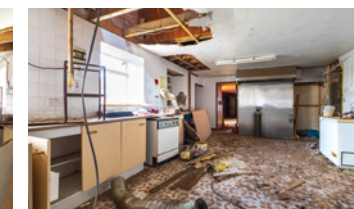
McEwan Fraser Legal is delighted to present to the market a unique development opportunity located in the stunning coastal village of New Aberdour.

The former B-listed hotel is currently on the buildings at risk register (ref 5572) and requires a full refurbishment as it has lay empty for approximately 15 years.

The property would make an exciting development opportunity for a small builder, or indeed a fantastic family home once complete.

Services - Services on site

Tenure - Freehold



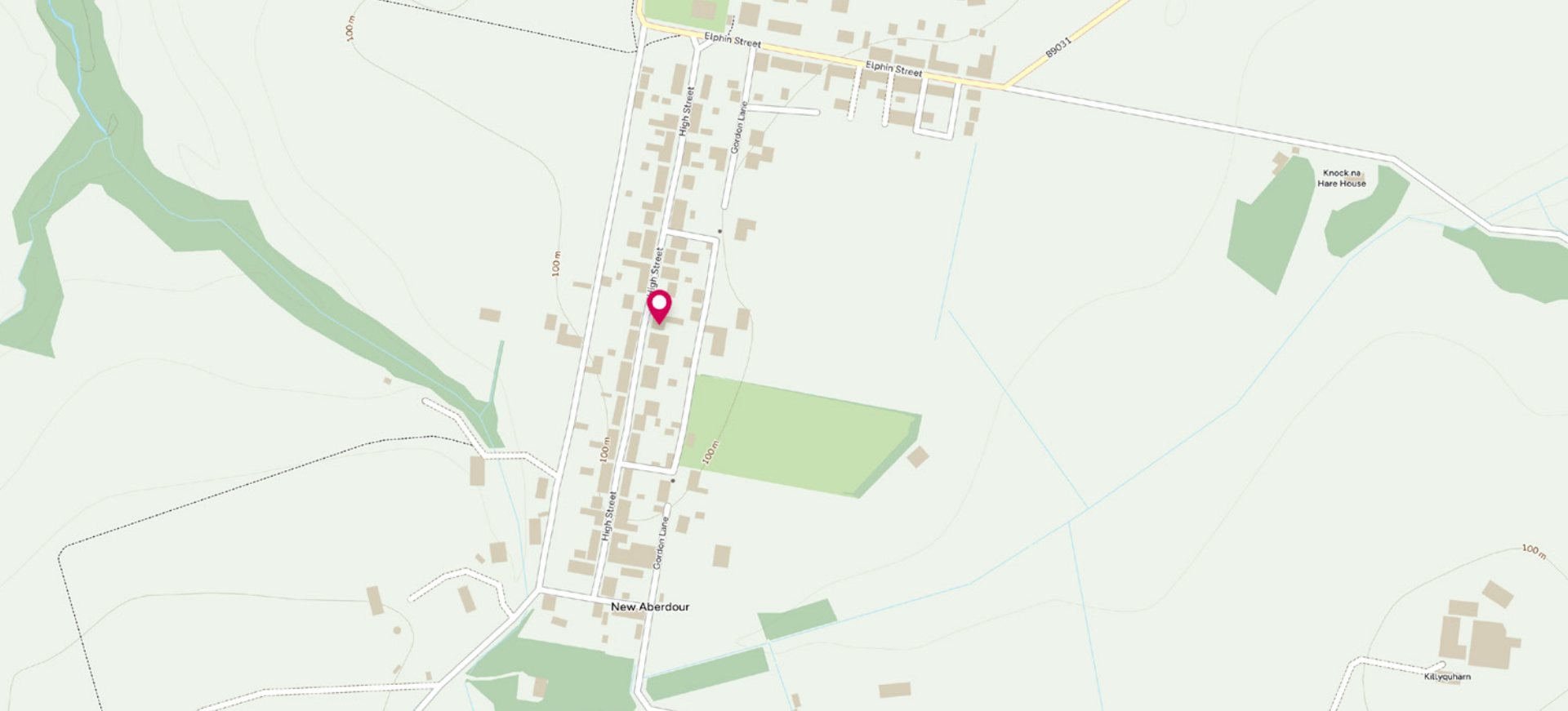


THE LOCATION

NEW ABERDOUR

New Aberdour is a stunning coastal village located around 7 miles west of Fraserburgh within Aberdeenshire. The nearest village is Rosehearty, offering a primary school, library, post office, butchers, convenience store, and hotel & restaurant. New Aberdour offers various shops, businesses, and leisure facilities. Around half a mile from the village, you'll find New Aberdour Beach with stunning views out to the North Sea.






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