




McEwan Fraser Legal

Solicitors & Estate Agents

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5 Hillview

NEW PITSLIGO, FRASERBURGH, AB43 6JS



New Pitsligo

Fraserburgh

5 Hill View is located in the village of New Pitsligo, an attractive country village with a strong sense of community spirit. There is a wide range of facilities within walking distance of this property including, a small supermarket, post office, health centre, pharmacy and various takeaway restaurants and a hotel. Both pre & primary schooling are available in the village with secondary education being available in Mintlaw approximately 9 miles to the East.

Also located near by at Mintlaw is the Aden Country Park, a fantastic location with numerous parks, for children, dog walking, cycling etc a superb lake a ruined Mansion a farming museum and café all add to the appeal of this Country Park.

The City of Aberdeen is approximately 36 miles to the South of the property and is easily commutable and is well served by regular local transport. The city provides all that one would expect from modern day city living, fantastic educational facilities including numerous Universities' collages and highly regarded secondary education facilities. The city offers excellent Bus and Rail service with National and International flights being provide from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt the South and beyond.



5

Hillview

This substantial two bedroom mid terraced dwelling occupies an excellent position in a popular quite cul-de-sac location close to the centre of the village and all amenities. Although in need of slight upgrading, it offers huge potential and benefits from double glazing and served by an economical electric heating system recently installed on the lower ground floor. The accommodation comprises of an entrance hallway with carpeted staircase leading to the upper floor, a well appointed dual aspect lounge and feature fireplace, dining kitchen with multiple base and wall mounted units. Completing the downstairs accommodation is the family sized shower room. The bright upper landing gives access to two spacious double bedrooms both have views over the countryside and fitted cupboards. Offering excellent scope for the purchaser to create their own individual home to suit their personal needs, early viewing is highly recommended.

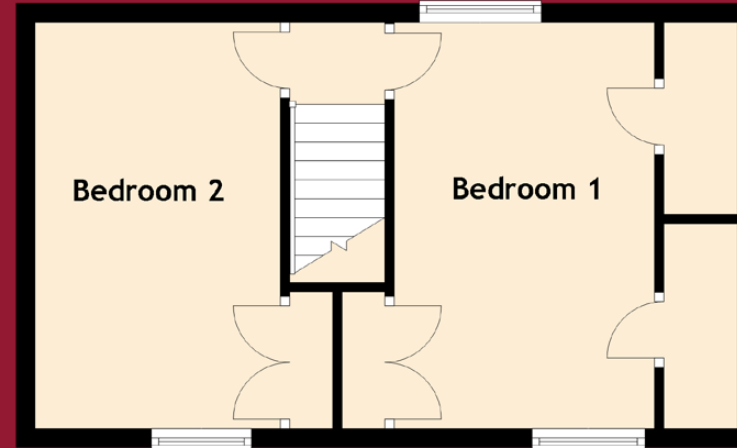
Residential parking is available to the front of the property. The front garden is walled and gated, laid to decorative stone chip with a scattering of shrubs and seasonal flowers. The rear garden is gated and has a boundary wall on all sides. This garden is laid to decorative loc-bloc paving with a raised patio area. The garden is a safe environment for children and pets alike entertaining and enjoying the sun. In addition there is a garden shed that will remain.



Bedrooms & Shower Room



Specifications

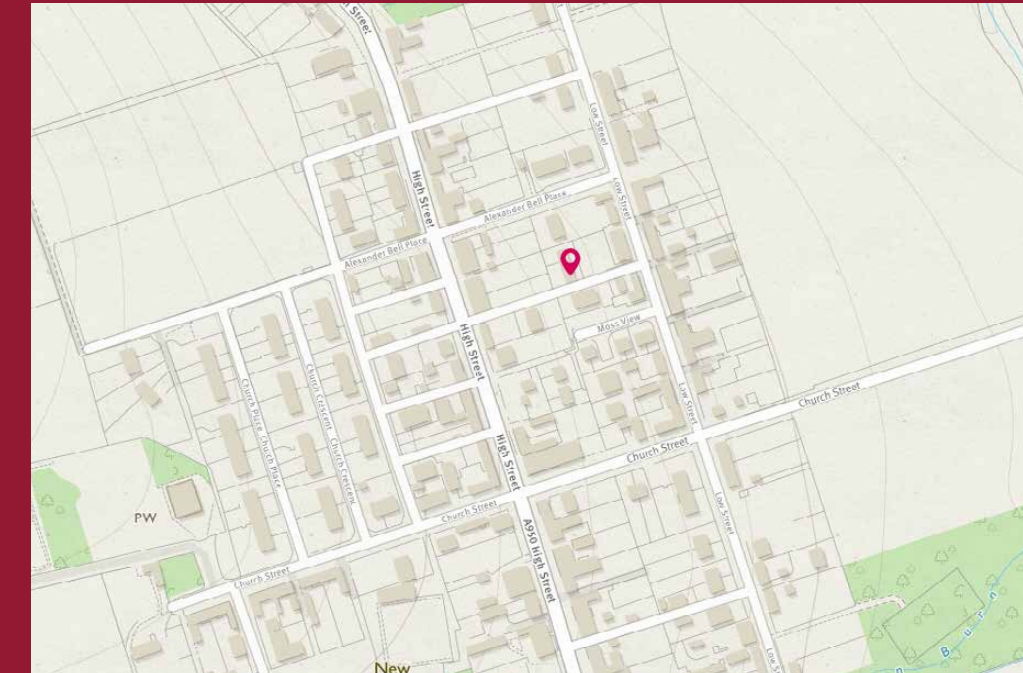
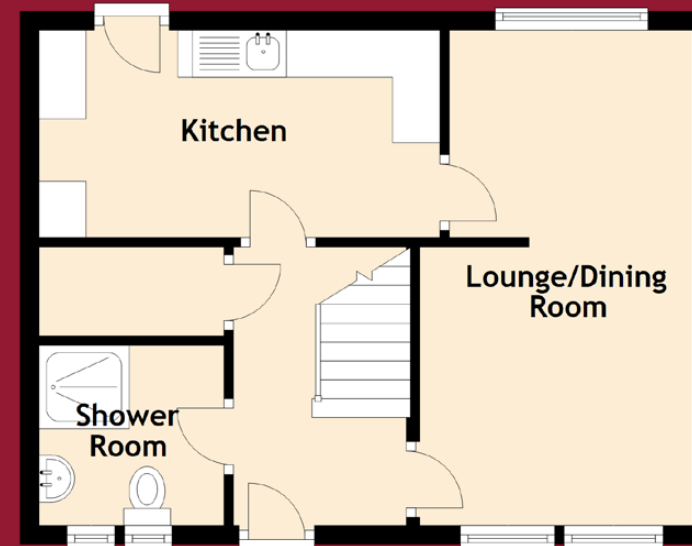


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Dining Room	5.60m (18'4") x 3.30m (10'10")
Kitchen	3.90m (12'10") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.60m (5'3")

First Floor	
Bedroom 1	4.30m (14'1") x 2.70m (8'10")
Bedroom 2	4.30m (14'1") x 2.60m (8'6")

Gross internal floor area (m²): 70m² | EPC Rating: F






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**Part
Exchange
Available**

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