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PROPERTY, LETTING & MORTGAGE ADVICE

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Reisk Croft
Crimond AB43 8QJ
Offers over £390,000



We are delighted to present this spectacular newly renovated modern six-bedroom house for sale. Access is at the front of the property. The accommodation comprises an open kitchen with a living area, conservatory/dining room, bathroom, large lounge and six double bedrooms- three with ensuite.

It is situated on the outskirts of Crimond village, midway between the principal Buchan towns of Fraserburgh and Peterhead which are only a 15 minute drive. The village itself has a Costcutter store, medical centre and pharmacy and the primary school is a two minute walk away. The RSPB nature reserve at the Loch of Strathbeg is a mile from the village.

The property benefits from oil central heating and is fully double-glazed. Solar panels have been installed to reduce electricity costs. EPC rating: D.

This property is surrounded by a large garden with lawns and trees.

A detached cottage with two double bedrooms, an open kitchen/ living area, a utility room and a toilet/shower room is also included in the sale.

Property Description

We are pleased to offer for sale this spectacular 6 double bedroom cottage style detached house. This house was originally a 3 bedroom style cottage. On ground floor—kitchen/sitting room, bathroom and double bedroom. On 1st floor—2 double bedrooms. Now with an added extension which comprises—3 bedrooms with ensembles, living room/ dining room and conservatory all on ground floor level.

This property benefits from oil heating, 16 solar panels and double glazing all around. Mains gas supply is available. Ample power sockets, TV points and telephone sockets throughout the property.

As you enter the grounds of this property there is a parking area on the right hand side. As you enter the large gates you will see the kennels to the left and the lodge to your right. Straight ahead is the conservatory and front door. There is an opening at the side of the open garage and log store which leads to the back door, back garden and side garden with fantastic views. Both these gardens have large lawns, hedges and shrubs. Great countryside views from all around the property.

Set in the countryside on the outskirts of the village of Crimond, just a short walk into the village where you will find local amenities, primary school and medical centre. Crimond is situated in-between the towns of Fraserburgh and Peterhead, within a 9 mile drive to each town. Just 2.3 miles from the popular Ban Car hotel and restaurant.

This is a fantastic opportunity to buy for a family home or to convert into an B&B. The lodge can also be rented out as a holiday home for some extra income. Viewings highly recommended.

Front Entrance (3.68m x 3.09m)

As you walk through the front entrance you enter a good-sized room. This entrance is part of the extension to the original cottage. This room leads to— the kitchen/sitting room on the left and up the steps on the right is the large living room. Across the entrance door, there is a bathroom and a walk-in cupboard on the left-hand side. The entrance has large windows, decorated in white and grey colours, vertical blinds on the windows, bright marbled floor tiles and a large storage cupboard.



Bathroom (2.97m x 2.59m)

This newly refurbished bathroom comprises a white WC, sink and bath along with a corner shower. There is a wall-mounted towel radiator. Decorated with a black wet wall all over, a white panel ceiling with spotlights and grey laminate flooring.



Conservatory (6.48m x 4.56m)

This is a spacious conservatory which has windows all around for a light and airy feel. Plenty of space for a good size dining table with a view out onto the lodge with 2 ways out. The floor has beige ceramic tiles and the walls are white with a wood theme all around. There are two 3-bulbs ceiling lights and 2 wall lights.



Kitchen/Dining Area & Lounge (3.61m x 10.45m)

The kitchen is roomy with a breakfast bar which separates the kitchen from the lounge area. Wall and base units in the kitchen are oak with brighter worktops. Tiled around the cooker and sink areas, room for a double gas hob, stainless steel sink, spot ceiling lights, plenty of storage space, and bright marbled floor tiles with a grey and white rug.

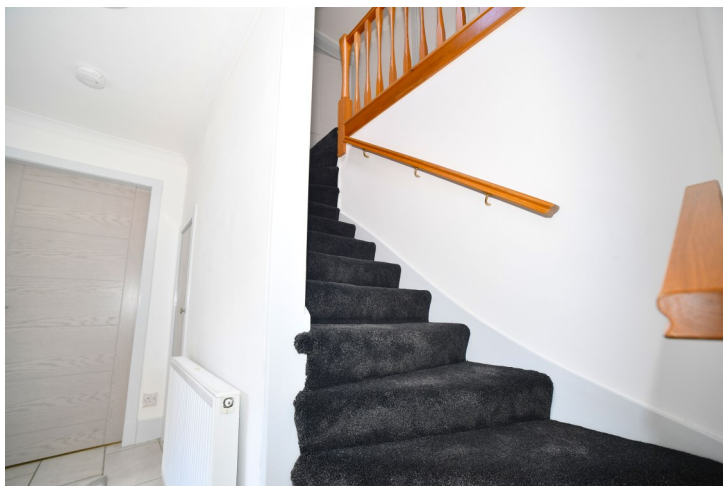
The sitting room flows nicely in with the kitchen's modern style. The walls and ceiling are all white with bright tile flooring. There is a bay window which has a great view of the back garden. A ceramic tile feature fireplace and wood burner is a great centrepiece for this room. There are also glass panel doors, radiator, and spotlights all around.





Back Entrance Hallway

Located at the back of the house, this entrance was originally the front entrance. The hallway leads to a lounge area, bedroom 1 and stairs. There are glass panel doors, under-stair storage, bright tiles flooring, a radiator and ceiling light.



Bedroom 1 (3.15m x 5.58m)

A spacious double room with a bay window and great view of back garden. As you enter through the glass panel door off the back entrance hallway, this bedroom has a green pattern carpet, 4 ceiling spotlights and radiator. Located on the ground floor.



1st Floor Landing and Stairs

The stairs and 1st floor landing leads to bedroom 2 & 3. Carpeted with a dark grey carpet and has a large storage wardrobe at the top of the stairs. There is a ceiling light, Velux window and loft hatch.



Bedroom 2 (3.98m x 3m)

Good size double bedroom with view of the back garden through the bay window. This room has a dark grey carpet, radiator, and ceiling light.



Bedroom 3 (3.64m x 3.98m)

Another spacious double bedroom with a bay window and fantastic view of the back garden. This bedroom has a door which leads to large loft storage and holds the hot water tank. There is a dark grey carpet, thermostat for central heating and radiator.



Living Room/Dining Room (7.23m x 5.93m)

To the right of the front entrance and up a few steps is the built-on extension. The 1st room you enter is an extraordinarily large spacious living room with an amazing view of the side garden through the large bay window. This room can hold a very large dining table that seats numerous people. The room is decorated in natural colours, wooden ceiling panels and wooden flooring for that cottage country-style look. There are also 12 spot ceiling lights, 7 glass wall lights, 2 radiators and a window at the back of the room with vertical blinds.





Hallway 2

Through the living room, you will come to this hallway which leads to 3 double bedrooms with en-suites. There are ceiling lights, a dark grey carpet, 2 radiators, windows with vertical blinds and on the right at the end there is a way out with ramp access.

Bedroom 4 (5.96m x 2.91m)

This double bedroom has a view of the side garden through the window. It has a beige carpet, vertical blinds, 2 ceiling lights, loft hatch, 2 radiators, walls decorated beige. There is a door that leads to—

Ensuite

The ensuite comprises a 2 piece white bathroom suite, Mira electric shower surrounded by white wet wall panels and a glass shower enclosure, extractor fan, chrome heated towel rail and flush ceiling light.



Bedroom 5 (5.96m x 3.60m)

A large double bedroom with a picturesque view of the side garden through the double patio doors. Plenty of storage with built-in wardrobes. Decorated with beige patterned wallpaper, beige carpet, vertical blinds, ceiling light and radiator. The door in the bedroom leads to—



Ensuite

Ensuite comprises— 2 piece white bathroom suite, large shower surrounded by white wet wall panels and a glass shower enclosure. There are frosted glass window with vertical blinds, light grey laminate flooring, ceiling light, wall mounted towel rail radiator and a storage cupboard with drawers.

Bedroom 6 (5.18m x 4.38m)

Large double bedroom with a front-facing view of the lodge through the box bay window. This bedroom is light and airy, with walls decorated in white with grey silver patterned wallpaper. There is wooden flooring, ceiling light and a door which leads to—

Ensuite

A good size ensuite which comprises—2 pieces white bathroom suite, wet walls over the suite and glass corner shower enclosure, light grey tile patterned laminate flooring, extractor fan, wall-mounted towel rail radiator, ceiling light and an under sink cupboard with drawers.



Detached cottage

A large 2 double bedrooms detached cottage is included in the sale. The lodge would also be perfect to rent out as a holiday home. The entrance is gained from the side of the building through the door to the entrance hall which in turn leads to-



Lounge & Kitchen/Diner (4.74m x 8.60m)

The Lounge is roomy and airy with a dining table for four which separates the kitchen area from the lounge space. Wall and base units in the kitchen are white with wood patterned worktops. Wood panelled walls and ceiling all around the lodge with neutral colour décor. White tiles around the hob and sink areas, integrated over, stainless steel sink, ceiling lights, plenty of storage space, beige wood laminate flooring in the kitchen area and beige carpet over the lounge area. Both bedrooms are accessed to the left of the lounge area.





Bedroom 1 (2.35m x 3.47m)

A double room with a good size window. As you enter to the left of lounge area, this bedroom has a beige pattern carpet, ceiling light and electric radiator.

Bedroom 2 (2.39m x 3.47m)

A double room with a good size window. As you enter to the left of lounge area, this second bedroom has a beige pattern carpet, ceiling light and electric radiator.



Utility area (1.42m x 1.85m) & Shower room (1.63m x 3.56m)

The rooms are entered from the small rear hallway at the back of the property. The utility room comprises– wall cupboards for extra storage and a dark worktop which fits the washing machine and tumble dryer underneath. Coats hooks, window, flashlight and the back door finishes the room. To the right of the rear hallway, there is a shower room which encloses 2 pieces white bathroom suit, and a cupboard. A shower is entered to the left up the steps.



Surrounding outside area

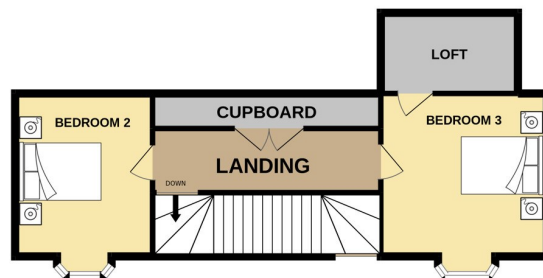




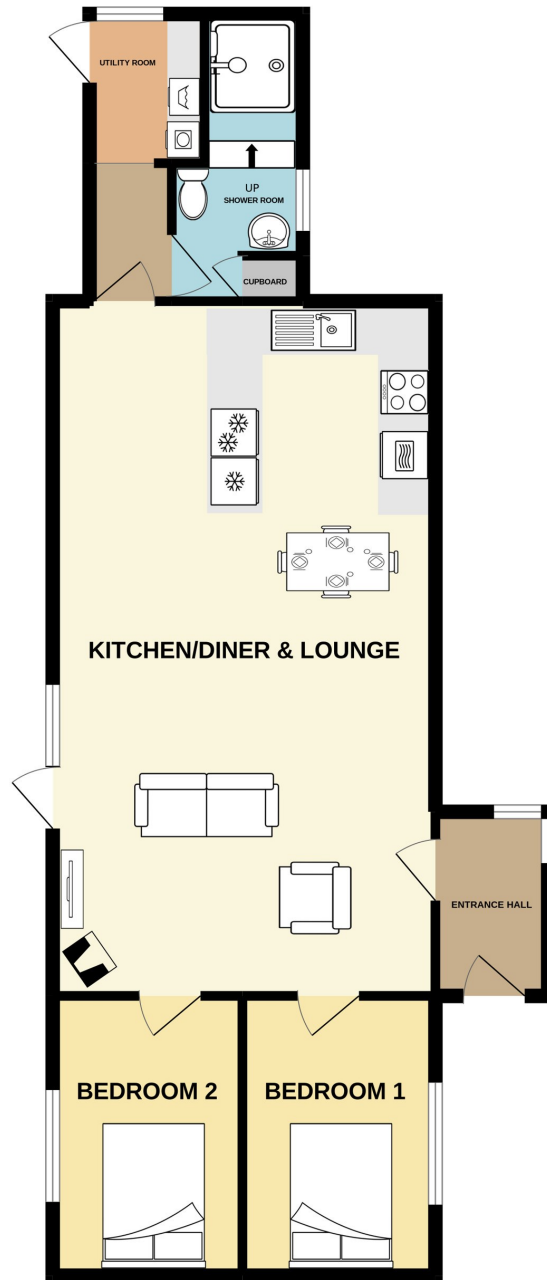
GROUND FLOOR



1ST FLOOR



GROUND FLOOR



INCLUDED IN THE SALE

All flooring, built-in appliances, lightening and sheds.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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