



Strathlea

CRIMOND, FRASERBURGH, AB43 8RR

The Property

STRATHLEA

McEwan Fraser Legal is delighted to offer this six-bedroom modern detached dwelling, "Strathlea", which has been extended and refurbished to the highest of specifications, with the quality of workmanship being evident at every turn.

Offering spacious and versatile living accommodations over two floors, presented to the market in immaculate walk-in condition. The property benefits from superior fittings and furnishings with a fresh neutral decor, immaculate floor coverings throughout, with double glazing, and gas central heating. This substantial property with many potential opportunities, its rural location and gardens, will make a superb family home with room to grow, and would suit the extended family living, or has huge potential for business purposes with the large industrial-sized outbuilding. Early viewing is a must, and is highly recommended.





The accommodation comprises a vestibule to a welcoming hall leading to all further accommodation. To the front of the property, a spacious lounge with a large picture window that floods the room with natural light, a recently fitted multi-fuel stove adds that touch of grandeur.



An impressive bespoke open-plan dining kitchen is undoubtedly the heart of the house, fitted with multiple walls and base-mounted units with modern work surfaces. A central island adds further storage, and a casual dining area with multiple quality integrated appliances, which will remain.

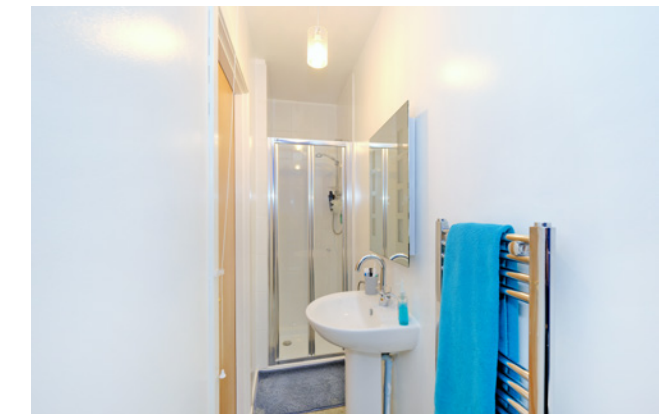




A further family room is open plan to the kitchen, and it also has fantastic views and a wood-burning stove. The spacious summer room, which is also open-plan to the kitchen, is currently used as a formal dining area, with patio doors leading to the rear garden.

A boot room from the kitchen allows access to the spacious utility room, fitted with wall and base-mounted units, sink with washing machine and tumble dryer, and allows access to the side and main garden. From the utility room, you also have a children's playroom.





At the rear of the property, there are four double bedrooms, two of which have en-suite shower rooms. A carpeted staircase leads to the first floor, where there is a centrally located family bathroom with a separate shower cubicle. There are two further bedrooms, the spacious master bedroom, and a sixth bedroom that allows access to a large balcony area. In addition, there is an abundance of storage cupboards throughout the property.



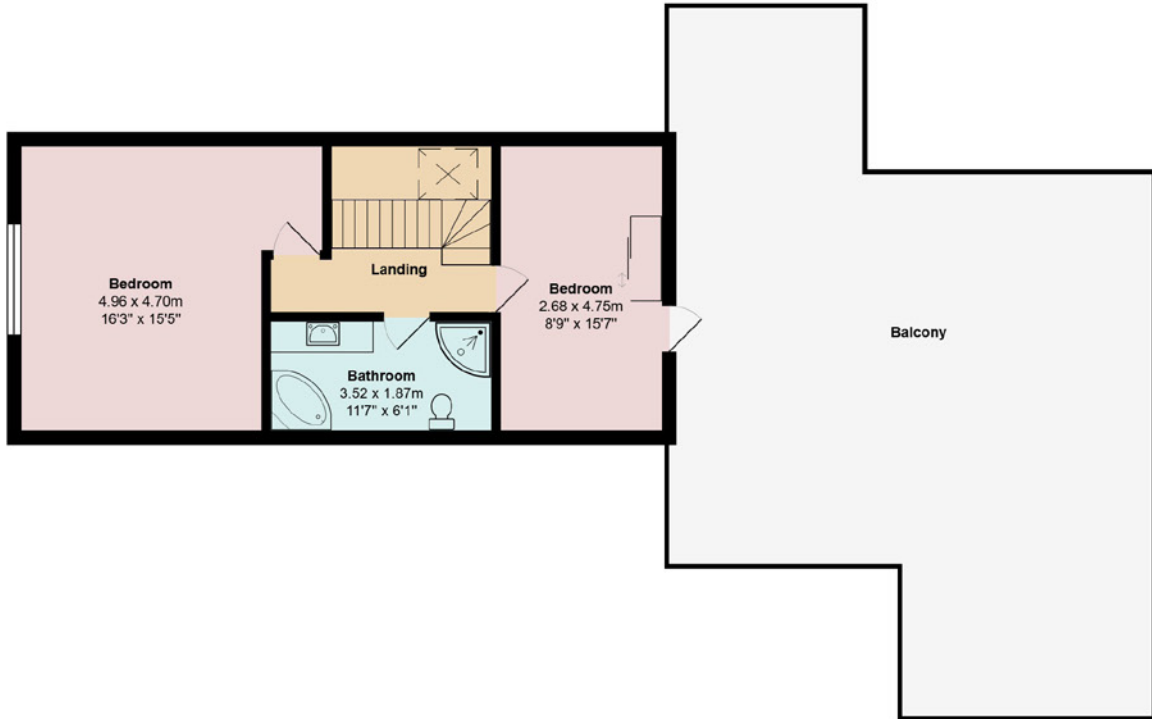








Gross internal floor area (m²): 264m²
EPC Rating: D





The front garden is laid mostly to lawn with a boundary wall with a high border hedge and sporadic planting of mature shrub plants and seasonal flowers. There is also off-street parking for multiple vehicles in front of the house. A farm-style gate allows access to the rear garden, the yard, and the outbuilding with stables. The rear garden is laid to lawn with a large boundary hedge or wooden fence, or traditional fencing on all sides. The rear garden also incorporates a secure child-friendly play area that is fenced, and a large summerhouse with an entertainment area and full-sized pool table.

You have a choice of where you choose to sit so that you can enjoy the views, the afternoon sun, and some alfresco dining. In addition, there are approximately 3 acres of paddocks and an infield stable block.





The Location

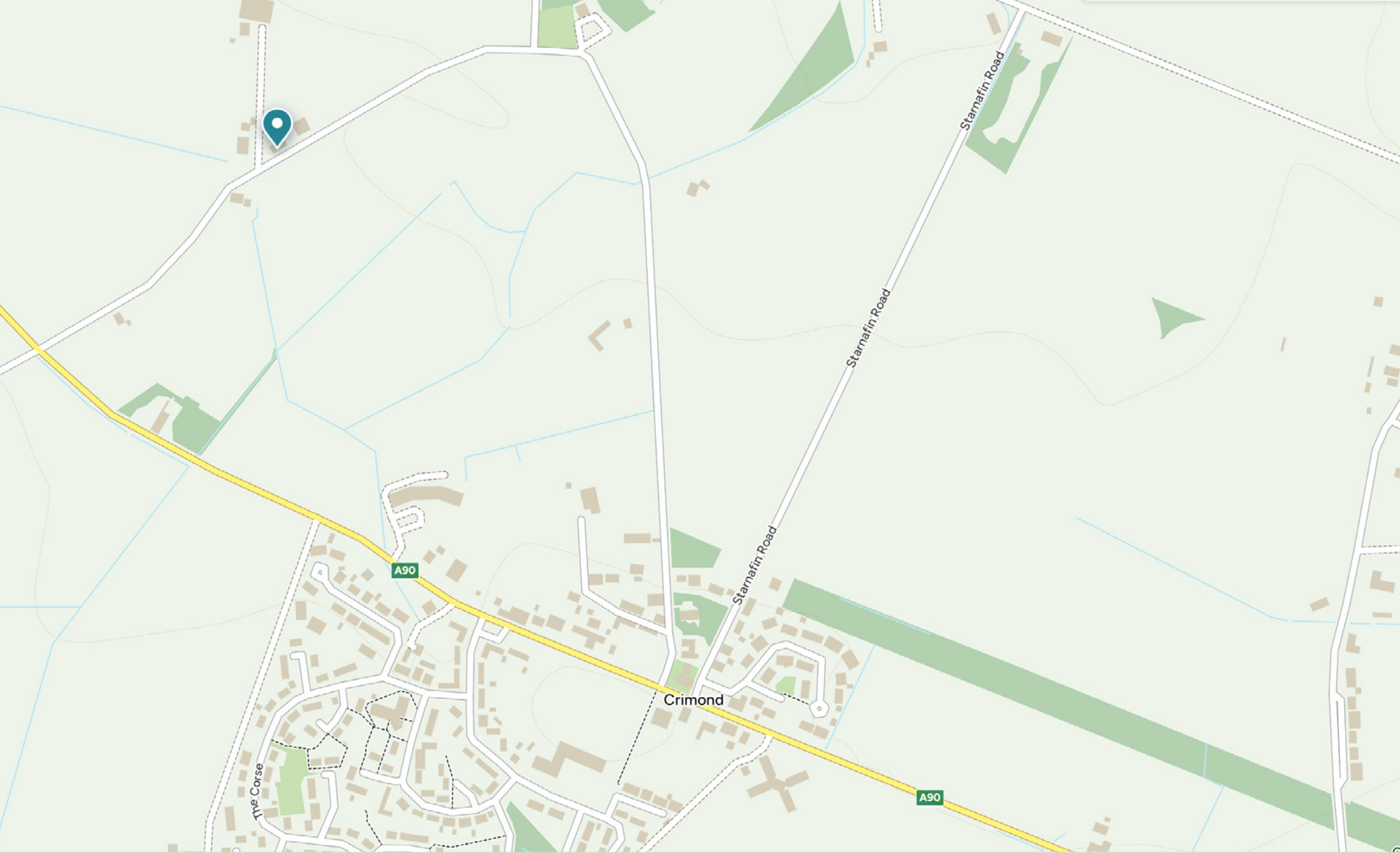
CRIMMOND

“Strathlea” Crimmond is located in a desirable semi-rural location close to the popular village of Crimond, set approximately 500 metres back from the main A90, which runs through Crimond. The property is equidistant of approximately 8 miles from Fraserburgh in the North and Peterhead in the South.

The local amenities at Crimmond include a pre-school and primary school, Crimond Church with a village hall, medical practice, local shop, Crimond care home, and local garage. The location would be ideal as a commuter base to enjoy the peace and the tranquility of rural life, with the fabulous East Coast beaches and RSPB Loch of Strathbeg a short distance away.

The coastal town of Peterhead, approximately 8 miles South of Crimond, is steeped in history and the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents. Founded in 1593, it developed as a port and functioned briefly as a fashionable 18th-century spa. By the early 19th century, it had become the chief British whaling centre for Scotland, and it is currently one of the largest White Fish Markets in Europe.





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