STEWART & WATSON

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24 AND 24A HIGH STREET, NEW PITSLIGO

AB43 6NL



2 Bedroom Mid Terraced and 1 Bedroom End Terraced House

- Two self-contained homes with oil heating
- Large barn with power and previous consent to extend No. 24
- Access lane on its own title, included in the sale
- Off-street parking,
- Rear plot with planning history

Offers Over £150.000

(to include 24 and 24A High Street, Barn, Plot and Lane)

www.stewartwatson.co.uk

TYPE OF PROPERTY

Two Granite Homes, a Barn, a Building Plot and an Access Lane: A Rare Village-Centre Opportunity

Opportunities like this rarely reach the market. Side by side on New Pitsligo's High Street, numbers 24 and 24A are a pair of traditional granite-fronted homes: a two-bedroom mid-terrace and a one-bedroom end-terrace. They're offered together with a large barn, a generous garden with off-street parking, a secluded plot to the rear and the lane that serves it.

The pair lends itself to several uses: a home alongside a rental, accommodation for extended family, or, as they were originally a single house, one generous family home. Both are ready for renovation, with scope to create something entirely to a new owner's taste.
Behind the High Street frontage, the grounds feel remarkably private.

For developers and investors, the land holds the greatest promise. The barn is already connected to electricity and previously held planning permission to adjoin and extend No. 24.

The rear plot also carries a planning history. Both consents have lapsed, but they offer a valuable starting point for a fresh application. The full history can be viewed on Aberdeenshire Council's online planning register (upa.aberdeenshire.gov.uk/online-applications) under references **APP/2013/3258** and **APP/2007/0501**.

The title deeds already anticipate a house on the plot, with rights to run services to it along the lane. The lane is held on its own title and included in the sale, giving the plot direct vehicle access from High Street without passing through the gardens or the homes.

Offers will only be considered for the property as a whole including 24 and 24A High Street, New Pitsligo, Barn, Garden, Rear Plot and Lane.



24 HIGH STREET

24 High Street, New Pitsligo is a 2 bedroom mid-terraced property.

You enter via a wooden door into the hallway. To your left you enter into the lounge area. The lounge looks out to the front of the property and is complimented by an open fire place and benefits from ample space for a three piece sofa and benefits from a tv point.

Along the hallway you enter into the kitchen which provides wall and base units, space for freestanding appliances and has access to the rear garden.

Returning to the hall, you have understairs storage space and access to the bathroom. The bathroom is fitted with a corner shower, bath toilet and whb with a frosted glass window.

Up the stairs you reach the upper floor where you have two bedrooms and a WC. Both bedrooms look out to the front of the property and have space for a double bed and freestanding furniture.

Lounge	**12'07 x 8'09** (3.67m x 3.08m)
Kitchen	**12'06 x 10'11** (4.21m x 2.76m)
Bedroom 1	**8'09 x 12'00** (3.98m x 2.66m)
Bedroom 2	**12'06 x 9'04** (3.81m x 2.81m)
WC	**3'04 x 7'11** (0.92m x 2.16m)
Bathroom	**8'05 x 6'07** (2.56m x 2.18m)

Please note. All sizes taken at widest point.





Lounge





Kitchen



Bedroom 1



Bedroom 2



Bathroom



WC

24A HIGH STREET

24a High Street, New Pitsligo is a one bedroom end-terraced property.

You enter via a wooden door into the hallway providing access to the lounge and a staircase to the upper floor.

To your right you enter the lounge which looks out to the front of the property. The lounge has space for a large sofa, freestanding furniture and benefits from a tv point.

Through the lounge you enter the kitchen which is complimented by white gloss wall and base units, a stainless steel sink and a window looking out to the garden. The kitchen also has space for freestanding appliances. The kitchen is also accessible via a rear uPVC door.

Up the stairs, you are led to the bathroom and bedroom. The bathroom is fitted with a three piece suite comprising of a bath with overhead shower, toilet and whb.

The bedroom has a window looking out to the front of the property and has a cast iron fireplace and a recess area with a clothes pole.

Kitchen 10'06 x 7'06 (3.20m x 2.31m)

Lounge 15'02 x 11'03 (5.15m x 3.42m)

Bedroom 1 10'06 x 8'02 (3.20m x 3.09m)

Bathroom 8'9 x 4'7 (2.66m x 1.39m)

Please note. All sizes taken at widest point.





Lounge





Kitchen





Bedroom



Bathroom

OUTSIDE

The garden as a whole offers off street parking by way of a tarmac driveway. There is a large garden area with a stone built shed with access to the plot.

The lane to the plot is also included within the sale so access is there should the purchaser wish to re-apply for planning permission.

Further to the garden there is a barn which extends from the rear of 24 with separate access from the garden. The barn is connected with electricity. At the end of the barn there is an old summer house which is in need of renovation.

Currently 24 High Street owns the barn and grassed garden and 24A owns the off-street parking.

The plot and lane are also included in the sale which provides the purchaser with endless opportunities.



SERVICES

Both properties are served by an oil fired heating system and have separate oil tanks in their share of the garden.

ITEMS INCLUDED

All floor coverings, light fittings and window coverings will be included in the sale.

Council Tax

24 - Band B
24A - Band A

EPC Banding

24 - EPC= E (49)
24A - EPC= E (43)

Entry

By arrangement

Viewing

Contact our Fraserburgh office – (01346) 514443

Email

fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

LOCATION

The village of New Pitsligo offers a convenience store with a post office, hotel, restaurant and a primary school.

Fraserburgh, Peterhead and Aberdeen are all within easy commuting distance with Fraserburgh being approximately 12 miles away and provides a number of leisure activities including bowling, swimming pool and links golf courses.

There are buses to Aberdeen which operate from nearby Mintlaw.

Reference AJM/JAD

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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