

**3 Elphin Street
New Aberdour
AB43 6LH**



OFFERS OVER - £98,000

We are delighted to offer for sale this 3 bedroomed granite property in the sleepy rural village of New Aberdour. It comprises front porch, two sittingrooms, kitchen, three bedrooms, bathroom, back porch. There is double glazing and oil fired central heating. There are garden areas to the front and rear of the property. There are three sheds and a vegetable plot in the rear garden.

New Aberdour is situated 8 miles from Fraserburgh, 21 miles from Peterhead and 44 miles from Aberdeen. There is a good bus route to the surrounding villages and towns.

Directions – Travelling North from Peterhead on the A90, turn right onto the A952 at Cortes, then take second left onto the B9032, continue through Memsie for six miles and arrive in Elphin Street, New Aberdour. 3 Elphin Street is located at the far end of the street on the right hand side as shown by our For Sale signs.



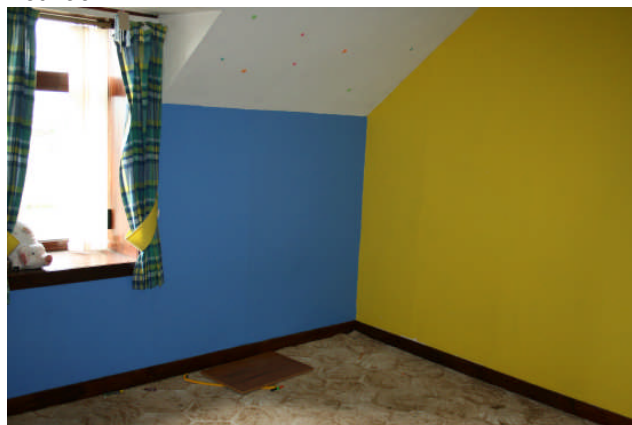
Living Room 1



Bedroom1



Kitchen



Bedroom2



Bathroom



Bedroom 3

Entrance Porch

Hall

Living Room 1 – 3.75m (at widest) x 7.17m – 12'3" x 23'5" window to the front and rear, laminate flooring, coal fire with surround and hearth.

Living Room 2 - 4.20m (at widest) x 3.61m – 11'10" (at widest) x 13'9", window to front.

Kitchen – 3.43m x 2.91m – 11'3" x 9'6" – window to rear, vinyl flooring, fitted kitchen with floor and base units, built-in gas hob (served by a gas cannister) and oven.

Back Hall – with storage cupboard, hanging space for outdoor clothing.

Back Porch – 2.48m x 2.04m – housing the central heating boiler, plumbed for a washing machine.

Upstairs – landing with feature stained glass window.

Bathroom – 2.69m x 3.56m – 8'9" x 11'8" – Three piece yellow suite, shower over bath, built in storage cupboard, carpet.

Bedroom 1 – 3.56m x 3.98m – 11'8" x 13'0" – Double bedroom, built in cupboard, carpet.

Bedroom 2 – 3.49m x 3.62m (at widest) – 11'5" x 11'1" (at widest) – Double bedroom, storage shelves, carpet.

Bedroom 3 - 3.41m x 3.53m - 11'2" x 11'6" – Double bedroom, storage unit, TV socket.

Large garden to the rear of the property, garden sheds and vegetable plot.

All blinds, carpets and light fittings are included in the sale.

Viewing – by appointment – contact selling agent 01779 477388

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

Home Report available (fee may apply)



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