

**ROSEHALL CROFT  
CRAIGELLIE  
FRASERBURGH  
AB43 8XS**



**OFFERS OVER - £215,000**

We are delighted to offer for sale this delightful and welcoming three bedroomed family home set in a rural location, approximately 6 miles from Fraserburgh with open views of the surrounding countryside. The property sits in approximately 6.3 acres and houses 3 outbuildings.

The property comprises of a spacious lounge with dual aspect windows, kitchen, utility area, shower room, 3 double bedrooms, sun lounge, en-suite. Patio area to front of property and mature shrubs and trees surrounding the property. Three outbuildings to side and rear of property. The property benefits from double glazing and is served by oil fired central heating.



Lounge



Sun Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



En-Suite



Rear of Property



Outbuilding



Side view of Property



Alternative view of Property



Land



Alternative view of Land



View of Property



View of Property

**Lounge – 5.26m x 3.64m (17'3" x 11'11")**

With windows to front and side, feature wood burner fireplace, wooden flooring, television and phone point.

**Shower Room – 1.74m x 1.59m (5'8" x 5'2")**

Comprises white toilet, sink, and shower cubicle. Window to rear of property. Aqua panelling.

**Kitchen – 2.88m x 2.85m (9' 5" x 9'4")**

Floor and wall units. Sink with drainer. Walls are tiled behind work surfaces. Window to rear. Linoleum flooring. Cooker and fridge to remain.

**Utility Area – 3.91m x 2.21m (12' 9" x 7' 3")**

Worktop. Plumbing for washing machine.

**Sun Lounge - 3.97m x 2.40m (13' 0" x 7' 10")**

Located to front of property. Tile flooring.

**Bedroom 1 – 3.02m x 3.67m (9' 10" x 12'0")**

Double bedroom with ample space for wardrobes. Window to front of property. Carpeted flooring.

**En-suite**

Immaculate white 3 piece suite comprising of toilet, bath and wash hand basin. Vanity unit. Tiled flooring. Heated towel rail.

**Bedroom 2 – 3.19m x 3.44m (10' 5" x 11' 3")**

Double bedroom fitted wardrobes. Velux window to front of property. Carpeted flooring.

**Bedroom 3 – 3.22m x 3.32m (10' 7" x 10' 10")**

Double bedroom. Velux window to front of property. Carpeted flooring.

The front hall has ample space which could house and office space. Upper landing has ample storage with a cupboard.

### **Outside Area**

The property sits in approximately 6.3 acres of land and has open views of the countryside. There is a horseshoe shaped field surrounding the dwellinghouse which may be ideal for keeping horses. The front garden is separated from the rear with a wall and has a patio area to the side of the property. The outbuildings are to the side and rear of the property. All outbuildings have power and lighting. Clothes poles. Gates leading to the field are to both sides of the property. Oil tank and septic tank to rear of property.

Oiled fired central heating, mains water and private drainage.

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

**Viewing – please contact AFJ Solicitors on 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)  
EPC Rating F



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