

MID ESSIE CROFT
ST FERGUS, PETERHEAD
AB42 3DL
OFFERS OVER £105,000



We are pleased to offer for sale this 2 double bedroom, detached cottage, in need of modernisation and upgrade. This is an excellent opportunity to redevelop an existing home or perhaps maximise this prominent site subject to obtaining all necessary planning consents.

The property comprises Lounge, Kitchen, 2 double bedrooms, shower room, oil fired central heating. There are two large stone and concrete outbuildings to the rear of the property.

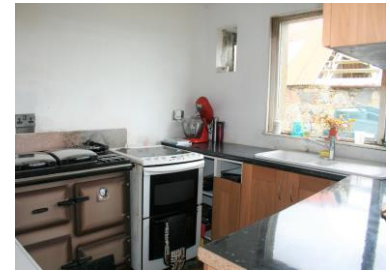
Mid Essie Croft is located in an idyllic rural location, set on a large plot of land of approximately one acre, laid mainly in grass.

The majority of surrounding land is woodland or within agricultural usage.

Traveling from Peterhead, pass through St Fergus on the A90, take the 2nd left, signpost Netherhill, Netherhill Road. Continue up past Netherhill Farm. Take the next right and continue on this road until you reach Mid Essie Croft on the left.

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Adam & Flowerdeew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Lounge 12'2" x 15'8" (3.71m x 4.80m)

A spacious lounge with windows to front of property. TV and phone points. Stone fireplace with electric fire. Carpeted flooring.

Kitchen 7'4" x 7'10" (2.25m x 2.39m)

Wall and floor units. Oil fired Rayburn range cooker. Window to rear of property. Rayburn range and washing machine included in sale.

Bedroom 1 10'9" x 12'1" (3.28m x 3.69m)

Double bedroom. Window to front of property. Built-in wardrobe.

Bedroom 2 10'1" x 8'11" (3.08m x 2.72m)

Double bedroom. Carpeted flooring. Built-in wardrobe. Window to rear of property.

Shower Room 5'6" x 6'2" (1.70m x 1.90m)

Two piece suite comprising of toilet, wash hand basin. Lighted mirror above wash hand basin. Shower unit, plumbed to mains. Partially tiled walls. Tiled flooring. Window to rear of property.

Outbuilding 1 21'6" x 42'9" (6.57m x 13.08m)

Detached barn of stone/concrete blockwork walls with a corrugated iron roof. Accessed from side and rear of property. Electricity supply disconnected.

Outbuilding 2 16'10" x 44'9" (4.9m x 13.65m)

Attached to Outbuilding 1. Concrete blockwork walls with metal sheet roof.

Extras

All heritable fittings and fixtures are included and any furnishings can also be included in the price.

Oil fired central heating. The house is served with a mains water supply and sewerage is to a septic tank. Whilst the gas supply is close by, the service would have to be connected at the purchasers own cost. There is no gas supply currently to the property.

Home Report available

EPC Rating – Band E

Viewing is strictly by appointment. Please contact Adam & Flowerdew 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.