



Cairnmuir House, Muir Road, Memsie, Fraserburgh, Aberdeenshire AB43 7AR

Offers over £300,000

DETACHED FOUR BEDROOM/THREE PUBLIC ROOM EXTENDED DWELLINGHOUSE SET
WITHIN APPROX 1.5 ACRES WITH EXCELLENT PARKING AND STORAGE

Stronachs

Cairnmuir House, Muir Road, Memsie, Fraserburgh, Aberdeenshire AB43 7AR

Offers over £300,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SUBSTANTIAL DETACHED DWELLINGHOUSE SET IN APPROXIMATELY ONE AND A HALF ACRES. The property has been extended to the rear, and benefits from mains water with thermaflow system and oil fired central heating. Drainage is to a septic tank situated within the grounds. Enjoying superb views across the Aberdeenshire countryside, the property is set off the main road with driveway to side with parking for a number of vehicles. The accommodation comprises, on the ground floor: Entrance Vestibule; Reception Hall; Lounge with bay to front; Sitting Room with bay to front; Bathroom; Dining Kitchen; Utility Room; WC and Bedroom with En-suite. On the upper floor are two Double Bedrooms; one Single Bedroom; Family Bathroom; Sauna and Shower room; and extensive Sun Room which has been built above the Double Garage. Whilst the property would benefit from a degree of modernisation and upgrading, this is superb opportunity to purchase an imposing property in fantastic grounds, with open views.

There are two substantial sheds on site and there are also solar panels on the roof, although no information is available on any feed-in tariff.

Memsie is a small hamlet located less than a four minute drive from Fraserburgh. Within Fraserburgh you will find a range of supermarkets, take-aways, doctors, surgeries and both primary & secondary schools. There are regular bus services to and from Memsie to Fraserburgh, Strichen and Aberdeen.

What3words : [///mice.cooked.popping](https://www.what3words.com/#!/mice.cooked.popping)

ENTRANCE VESTIBULE & RECEPTION HALL



Accessed via part glazed front door with glazed side panels. Ceiling light fitting. Further glazed door allows access to the Reception Hall which has wood panelling, and carpeted stairs to the upper floor. Ceiling light fitting, telephone point, and two central heating radiators.

LOUNGE 17' 0" X 14' 9" (5.18M X 4.50M)



Spacious Lounge with box bay window to front, accessed via part glazed door from the Reception Hall. An additional window to the side allows natural light to bathe the room. There are ceiling and wall lights, television point, and wood burner set on slate hearth.

BATHROOM 10' 4" X 5' 4" (3.15M X 1.63M)



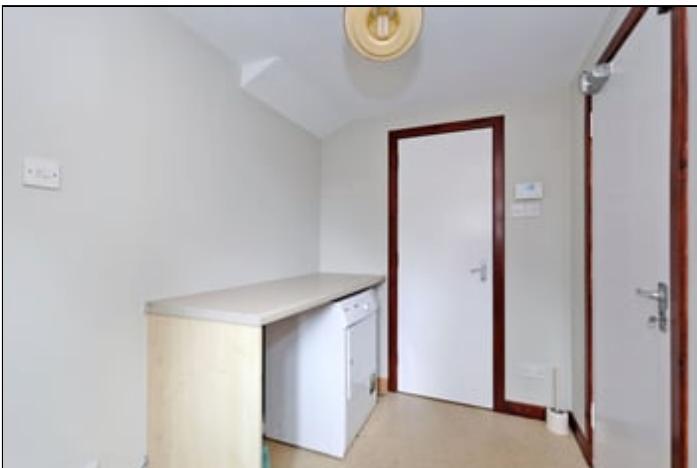
Fully tiled and fitted with a coloured three piece suite comprising wash hand basin, toilet pedestal and bath. Window to side allowing light. Inset downlighters.

DINING KITCHEN 15' 9" X 13' 3" (4.80M X 4.04M)



Fitted with a range of wall and base units with underunit lighting, complementing work surfaces and tiled splashback. Inset sink and drainer. There is an integrated microwave, oven, and fridge/freezer as well as halogen hob and extractor hood over. Inset downlighters and central heating radiator. Window to rear overlooking the garden grounds. A sliding door leads to generous store which has shelving and light.

UTILITY ROOM 9' 2" X 6' 0" (2.79M X 1.83M)



With dual access from the Dining Kitchen and the Double Garage, an additional door to side provides access to the garden ground. Ceiling light fitting. Door to WC.

WC

Fitted with a two piece suite comprising wash hand basin and toilet pedestal, with wall mounted coathooks, ceiling light fitting and extractor fan.

SITTING ROOM 16' 0" X 14' 9" (4.88M X 4.50M)



Another inviting room to the front of the property, with bay window and additional window to side. Coal fire set on tiled hearth with surround. Ceiling light fitting, central heating radiator, and part glazed door to Reception Hall.

BEDROOM 1 13' 4" X 12' 8" (4.06M X 3.86M)



Generous Double Bedroom with window to side, benefiting from large walk-in wardrobe with coathooks, light, hanging and shelf storage. Ceiling light fitting and central heating radiator. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM



Fitted with a two piece suite comprising wash hand basin and toilet pedestal in vanity, with separate shower cubicle. Mostly tiled with inset downlighter and central heating radiator. Window to rear.

UPPER FLOOR



Carpeted stairs from the Reception Hall lead to the upper floor accommodation. At mezzanine level a roof light allows natural light over the staircase and landing, and there are three ceiling light fittings and central heating radiator. Part-glazed door leads to:

WET/STEAM ROOM/ SAUNA



The Wet Room has a built in shower, and there is a part glazed wooden door to the lined and seated sauna. Ceiling light fittings.

SUN ROOM 20' 0" X 15' 10" (6.10M X 4.83M)



Accessed from the mezzanine floor via part glazed doors with glazed side panels. A bank of windows to both sides and rear ensure this spacious room is bathed in natural light at all times of the day, and offer scenic views. Double doors allow further access to the balcony which has stairs leading down to the garden. Laid with laminate flooring, there is low level shelving and coombed ceilings. Two central heating radiators.

BEDROOM 2 13' 6" X 12' 7" (4.11M X 3.84M)



With super views across the open country to the front, this is a generous Double Bedroom with ceiling light fitting, central heating radiator and television point.

BEDROOM 3 13' 6" X 13' 0" (4.11M X 3.96M)



Third Double Bedroom, again overlooking the open country to the front, with ceiling light fitting and central heating radiator.

BEDROOM 4 9' 9" X 8' 4" (2.97M X 2.54M)



Single Bedroom, with window to side. Ceiling light fitting and central heating radiator.

BATHROOM 10' 0" X 8' 4" (3.05M X 2.54M)



Partially tiled and fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal, and jacuzzi bath. A velux window to rear allows natural light. Eyeball ceiling spotlights and shaver point. Access hatch to Loft space. Airing cupboard.

DOUBLE GARAGE 19' 5" X 16' 0" (5.92M X 4.88M)



Integral Double Garage with pedestrian access to and from the Utility Room, and remotely operated up and over door to side. Ceiling striplights.

EXTERNAL



Cairnmuir is set within substantial established grounds, with a driveway leading to Double Garage and space for a number of vehicles. There are gardens to the front and side with hedging. Mature trees flank either side of the plot allowing for privacy, and there is a substantial wooden shed, wooden store to the rear of the generous garden, as well as ruin of a previous outbuilding. The septic and oil tanks are all on site.

EXTRAS

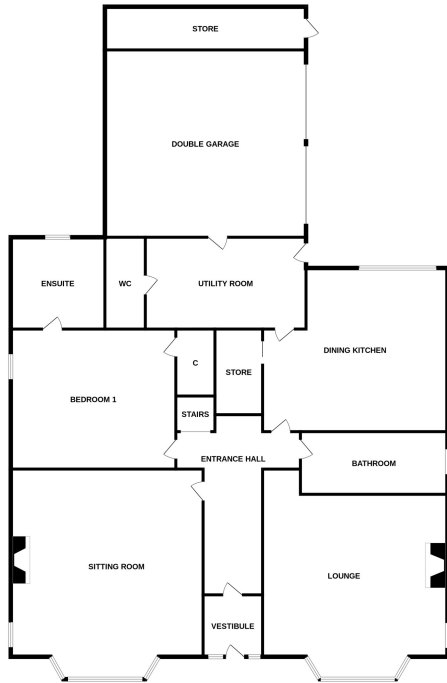


All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Bathrooms, En-Suite, Sauna and WC.

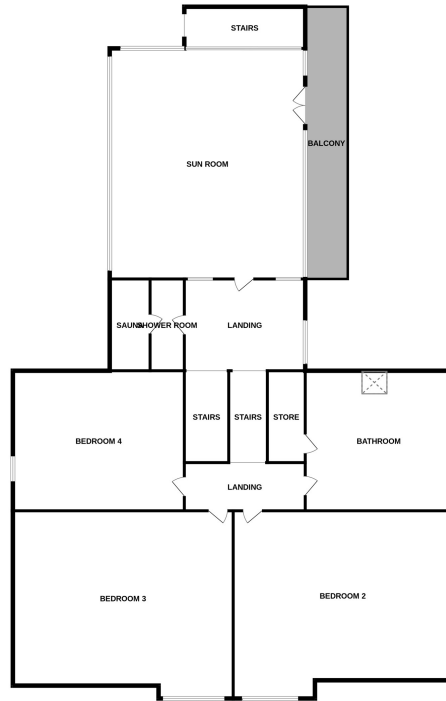
COUNCIL TAX BAND - F

EPC BANDING - E

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex ©2022



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs