



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**South Park Cottage
Lonmay AB43 8RH**

Offers over £115,000

NEW



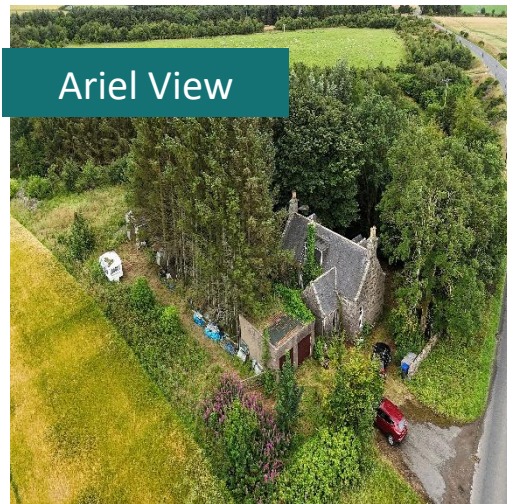
Double Garage



Kitchen View



Ariel View



Property

Features

- ✓ 2 LIVING ROOMS
- ✓ 3 DOUBLE BEDROOMS
- ✓ 2 BATHROOMS
- ✓ GAS - FIRED BOILER TO RADIATORS
- ✓ DOUBLE-GLAZING
- ✓ DOUBLE GARAGE
- ✓ WORKSHOP
- ✓ COUNCIL TAX BAND E
- ✓ EPC RATING E
- ✓ PRIVATE WATER SUPPLY
- ✓ 2.5 ACRES (FULLY)
- ✓ WORK WOULD BE REQUIRED

About The

Property

This property is a 3-bedroom rural cottage offering great potential, ideally located close to main transport routes. Features include a double garage, a generous workshop, and a spacious layout perfect for customisation. While the property requires some work, it presents an excellent opportunity for renovation and adding value in a desirable countryside setting.

Why

Choose Us

Forbes Property is an established estate agency that has been operating in the northeast since 1988.

During this period, we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability and professionalism.

FOR MORE DETAILS:
01346 517124

**68 Broad Street,
Fraserburgh, AB43 9AS**

VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Property opportunities:

Offering 3 spacious bedrooms and 2 bathrooms, this property provides generous space for a family or a savvy investor. While it does require some work, it presents an excellent opportunity to add value and personalise to your taste.

Driveway:

The double garage adjacent to the cottage leaves ample parking, as well as an off-road parking area.

Close to All Amenities:

This property is ideally situated just a short drive from Fraserburgh, Peterhead, and Mintlaw, offering easy access to a range of shops, schools, and local amenities—perfect for families and commuters alike.

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

Water supply and Drainage

It is understood that water is provided from a shared private supply located out with the site, and that drainage is to a septic tank and has been registered with SEPA.

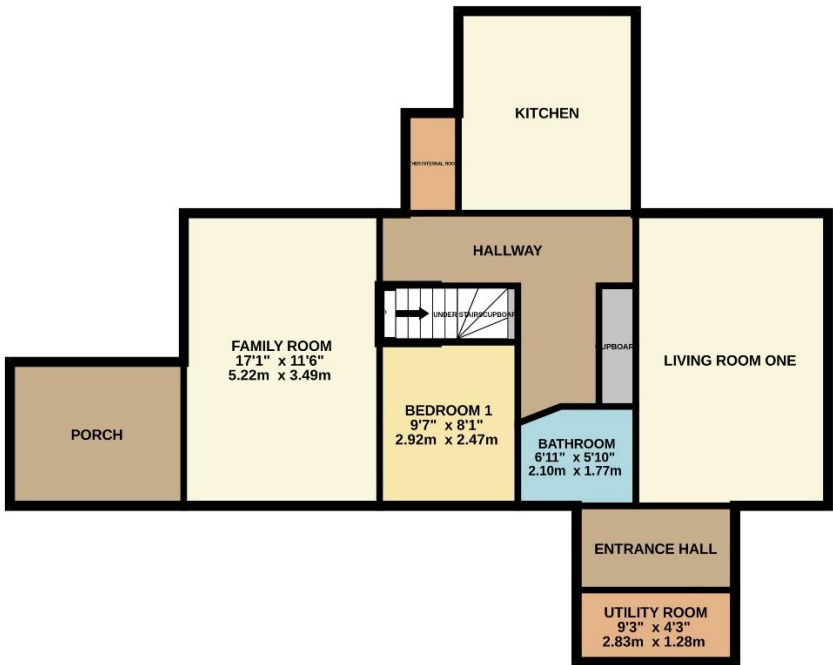
Land surrounding the property

The property is within a large site, understood to extend to around 2.5 acres or thereby, although not measured by us or the surveyor. Confirmation as to the extent of the site and the definition of boundaries should be ascertained from the Title Deeds.

[Don't miss the opportunity to make this 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

Floor plan

GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

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.

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Main Entrance



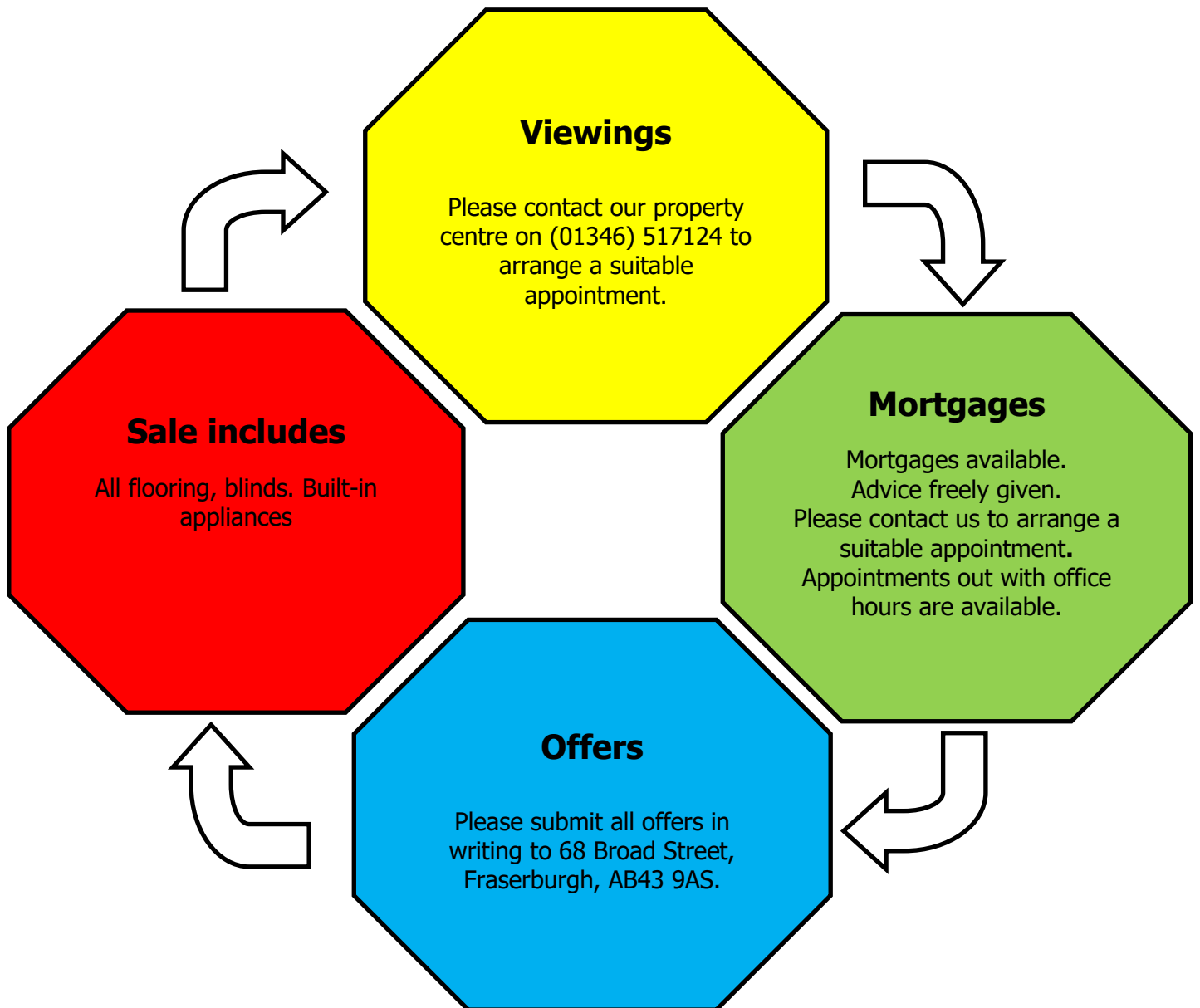












Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.