



  
**grantsmith**  
LAW PRACTICE

37 Clinton Crescent, New Pitsligo, AB43 6AG  
£70,000 offers over

## Property summary

We are delighted to offer for sale this 2 bedrooms semi-detached dwellinghouse, located in a popular residential area of New Pitsligo. The property comprises ground floor; lounge, kitchen, large entrance hall with storage cupboard. first floor; 2 bedrooms and bathroom.

This property would make an ideal first time buy or perfect renovation project.

New Pitsligo is a small village around 10 miles from Fraserburgh. It has a range of local shops, Library facilities and doctors. There is a primary school located in the village with the main secondary school being Mintlaw Academy approx. 9 miles away.

Viewing is recommended to appreciate this property.

COUNCIL TAX BAND – A

EPC BAND - D

## Full details

### Entry

Entry is gained via the front partially glazed exterior door into the entry then through a partially glazed interior door into the hallway. Entry has a large storage cupboard which houses the electrics. The hallway gives access to the staircase, lounge, and kitchen with a large amount of space beside and under the stairs.

Kitchen - (2.56m x 3.43m) (8.39ft x 11.25ft) approx.

---

**Type:** Flat Or Apartment, Apartment

---

**Availability:** For Sale

---

**Bedrooms:** 2

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** On Road Parking

---

**Outside Space:** Front Garden

---

**Council Tax Band:** A

---

The kitchen has ample base and wall units with under counter space for whitegoods, electric cooker, integrated oven and a sink and a half with mixer tap and drainer. The rear facing window overlooks the rear path. There is a large storage cupboard with shelving and hooks.

Lounge – (2.73m x 5.67m) (8.96ft x 18.60ft) approx.

Spacious lounge with two front windows overlooking the street and front garden area.

First Floor – The landing gives access to both bedrooms and bathroom. There is a large storage cupboard on the left side of the landing providing ample storage with shelving, hooks and railings. At the end of the landing there is a storage cupboard that houses the hot water tank and a Ramsay ladder that provides access to the loft.

Bedroom 1 – (3.01m x 3.82m) (9.87ft x 12.53ft) approx.

Spacious room with front window overlooking front garden area and provides natural light.

Bedroom 2 – (2.60m x 3.82m) (8.53ft x 12.53ft) approx.

Spacious room with front window overlooking front garden area and provides natural light.

Bathroom – (2.60m x 1.68m) (8.53ft x 5.51ft) approx.

The bathroom has a 3 piece suite consisting of a W/C, rectangular sink with two taps and bath with two taps. Rear opaque window provides natural light.

Outside – Front garden is mainly laid to lawn with side path leading to rear path for storage of bins.

---

**Type:** Flat Or Apartment, Apartment

---

**Availability:** For Sale

---

**Bedrooms:** 2

---

**Bathrooms:** 1

---

**Reception Rooms:** 1

---

**Parking:** On Road Parking

---

**Outside Space:** Front Garden

---

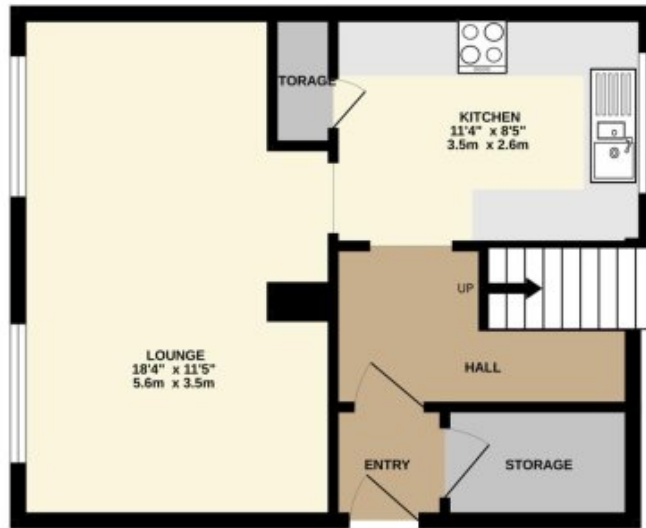
**Council Tax Band:** A

---

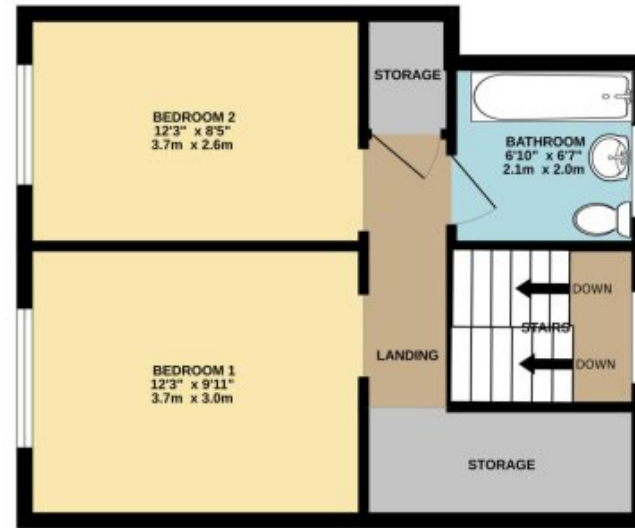




GROUND FLOOR



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 Metropix ©2026

## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

---

Trusted since 1993

---

Property specialists

---

Local to you

---

Plain speaking

---

Experts who listen

---

Full legal service

---

## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

### Call us

Aberdeen: 01224 621620

Turriff: 01888 562245

Banff: 01261 815678

Banff Meeting Rooms: 01261 815678

Buckie: 01542 831307

Elgin: 01343 544466

### Follow us

Facebook

LinkedIn

### Visit our website

[www.grantsmithlaw.co.uk](http://www.grantsmithlaw.co.uk)