



The Firs, 39 High Street, St Combs, AB43 8YR
£155,000 offers over

Property summary

This four-bedroom property sits on a generously sized plot and benefits from double glazing, gas central heating, an enclosed rear garden, a front driveway, and a detached double garage. The ground floor comprises a lounge, dining room, kitchen, bathroom, and two bedrooms, while the first floor includes an upstairs landing, a shower room, and two additional bedrooms.

St Combs is a historic fishing village located on the Aberdeenshire coast. The village offers a range of local shopping and a primary school. An 18-hole golf course separates St Combs from the nearby villages of Inverallochy and Cairnbulg. A local bus service connects the village to Fraserburgh, which lies approximately 5 miles away and offers a range of shops, business, and leisure facilities. St Fergus, Peterhead, and Aberdeen are all within commuting distance.

Full details

Entrance Vestibule

Entrance is via an external uPVC door with opaque glazed panes, leading into the vestibule, a bright space with coat hooks for added convenience. A further wooden door with glazed panes leads into the hallway.

Hallway

The hallway provides access to the main living areas, with a carpeted staircase leading to the first floor. Wood-effect flooring continues from the vestibule, adding a seamless touch.

Lounge 3.88m x 3.69m (12.73ft x 12.13ft)

This beautifully appointed lounge offers a comfortable, cosy living space with a large bay window that looks out to the front of the property. It also features a gas fire with a wooden mantel and wood-effect flooring.

Dining Room 4.10m x 3.74m (13.16ft x 12.83ft)

This bright and airy dining room features a large bay window that overlooks the side of the property. The room is spacious enough to accommodate a dining table and chairs set.

Kitchen 3.17m x 2.70m (10.4ft x 8.10ft)

The kitchen is fitted with a range of wall and base units with contrasting worktops providing ample storage. It features a stainless steel sink with a mixer tap and drainer, along with a 'Hisense' dishwasher, fridge-freezer, 'Beko' electric cooker, and hob. A window overlooks the rear of the property, and an exterior door with a glazed pane leads out to the extensive rear garden.

Type: Detached House

Availability: For Sale

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Parking: Double Garage, Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

Bedroom 1 3.88m x 3.69m (12.73ft x 12.13ft)

A good-sized double bedroom with a large bay window overlooking the front garden. Fitted carpet.

Bathroom 2.81m x 1.89m (6.23ft x 9.22ft)

Fitted with a three-piece suite comprising a bath, handbasin, and WC. Separate shower cubicle with overhead shower. Wall-mounted mirror and shelf. Frosted window ensuring privacy.

Bedroom 2 4.27m x 2.59m (14.01 x 8.51ft)

Double bedroom featuring a large window to the rear, overlooking the back garden. Wood-effect flooring.

Stairs

Carpeted stairs with a wooden handrail lead up to the first floor landing.

Shower Room 2.18m x 1.78m (7.16ft x 5.83ft)

The shower room features a three-piece suite comprising mixer shower within a cubicle, WC, and handbasin. Large cupboard housing the washing machine and providing additional storage. Roof window allowing in natural light.

Bedroom 3 4.05m x 3.55m (13.28 x 11.66ft)

A good-sized room suitable for double or twin beds, and features a large bay window overlooking the front garden and finished with fitted carpet.

Bedroom 4 3.51m x 3.43m (11.54ft x 11.27ft)

This bedroom has a window to the front of the property and features a range of fitted wardrobes and vanity desk and is also finished with fitted carpet.

Outside

The front garden is partially laid to lawn and partially stone-chip for ease of maintenance. There is off-street parking at the front of the property with a driveway that offers parking for multiple vehicles and leads to the detached double garage. The garage is equipped with power and light, and vehicular access is possible via a roller door. A path from the front leads to the side, providing direct access to the rear of the property.

The enclosed rear garden is mainly laid to lawn with a drying area. A path from the rear door leads to both the rear access door of the garage and the side stone-chip area.

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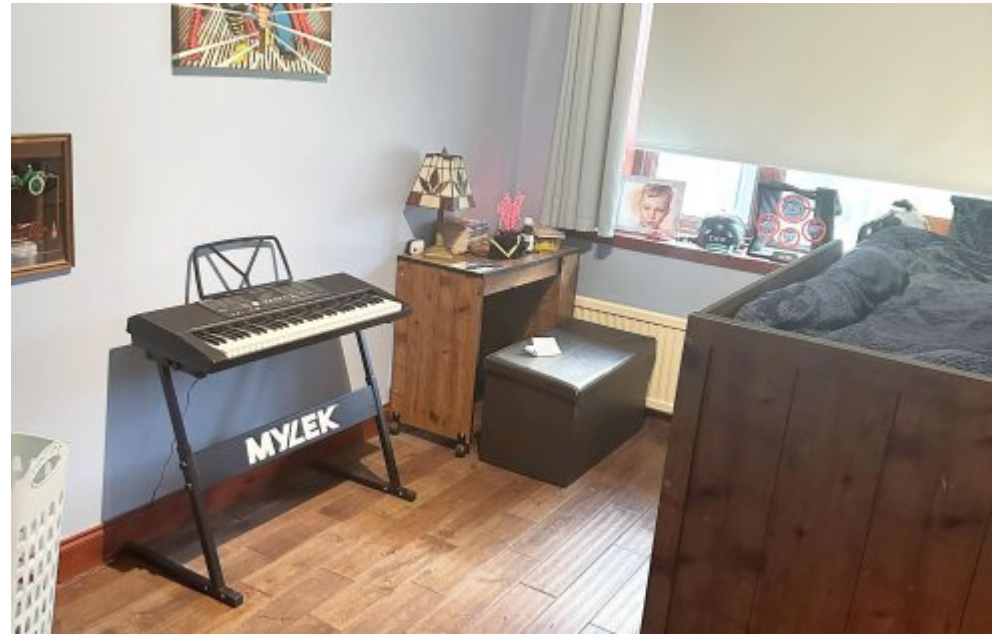
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