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LAW PRACTICE

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.

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Reception Rooms:** 2

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**Parking:** Double Garage, Driveway, Off Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** B

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**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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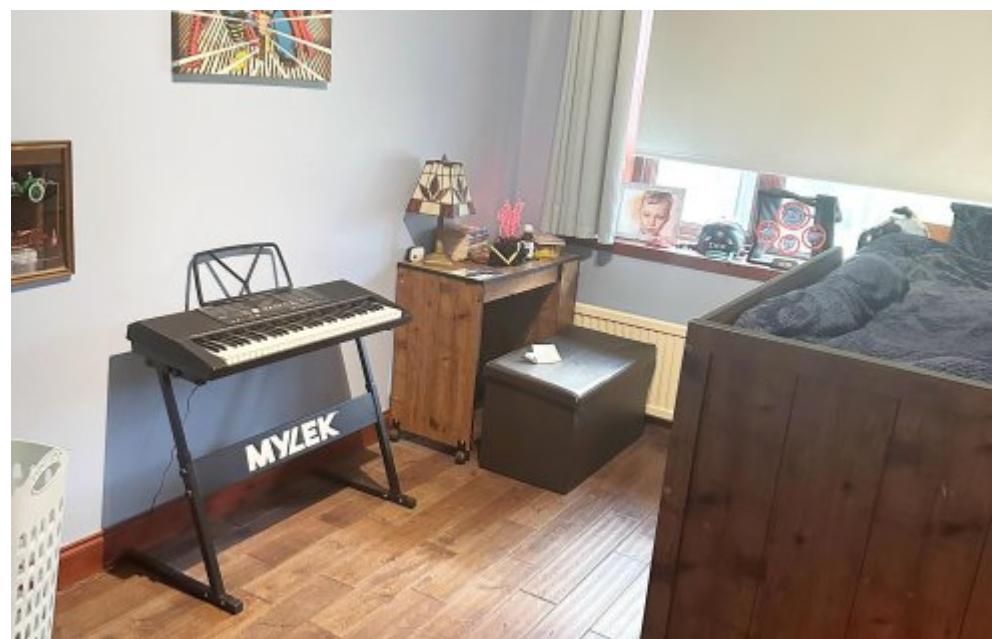
**Outside Space:** Front Garden, Rear Garden

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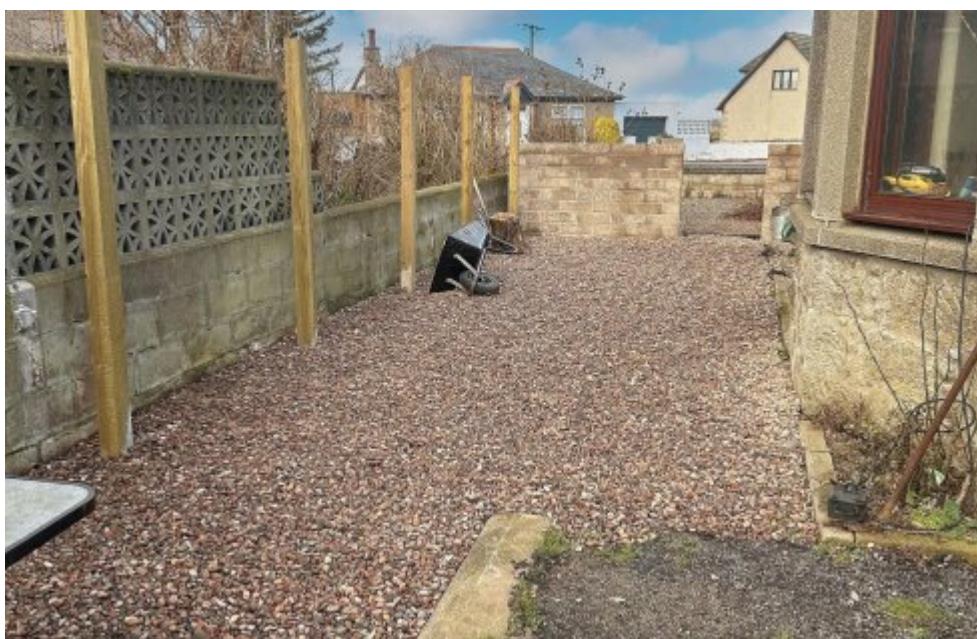
**Council Tax Band:** B











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