

Burgess Hoose, 2 The Terrace

SANDHAVEN, FRASERBURGH, ABERDEENSHIRE, AB43 7EP



Eco-friendly, three-bedroom dwelling, in the idyllic seaside village of Sandhaven. Fantastic upgrades, minutes' walk to the coastline, huge potential as an Airbnb or holiday let



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Burgess Hoose, 2 The Terrace is a substantial three-bedroom terrace property located on the east side of the idyllic Village of Sandhaven, a hop, skip and jump and you are at the old harbour with uninterrupted views of the beautiful Moray Firth. The present owners, during their tenure, have continually modernised this property to an impressive standard with no expense spared, the latest upgrades in 2024 being solar panels, air source heating system, and internal insulation to all outside-facing walls, resulting in an EPC of B which is mostly unheard of in a property that was built circa 1900.

The property benefits from full double glazing with fresh neutral décor throughout. A must-view and would suit the young family or would make a fantastic holiday let or Airbnb.

THE LOUNGE



The accommodation comprises an internal hallway providing access to all accommodation. The spacious lounge is at the front of the property with dual aspect windows and is open plan to the dining/family area. The modern dining kitchen is fully fitted with a range of wall and base-mounted units with a mixture of integrated and free-standing appliances. A large utility room with storage cupboards leads to the rear courtyard and garden. A spacious double bedroom at the front of the property completes the ground floor.

THE DINING AREA



THE KITCHEN



GROUND FLOOR BEDROOM





A carpeted stairway to the upper landing, where you have two double bedrooms, both with large bay windows overlooking the front of the property. A centrally located family shower room completes the accommodation. In addition, there are ample storage cupboards throughout the property.

THE SHOWER ROOM



FIRST FLOOR BEDROOM 1



FIRST FLOOR BEDROOM 2



A south-facing courtyard is accessed immediately from the utility room, a perfect spot for a morning coffee. After a couple of steps, you are in the rear garden, which is bordered by a stone wall and laid with decorative stone paving.

A raised border at the rear of the property is full of mature shrubs, plants and seasonal flowers that are awash with colour throughout the year. The private garden is south facing and provides a fantastic area for some alfresco dining and entertaining, and also provides a secure environment for children and pets. A large wooden shed completes the garden and will remain. The property has mains electricity, water and drains with solar panels and an Air Source heating system.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Ground Floor

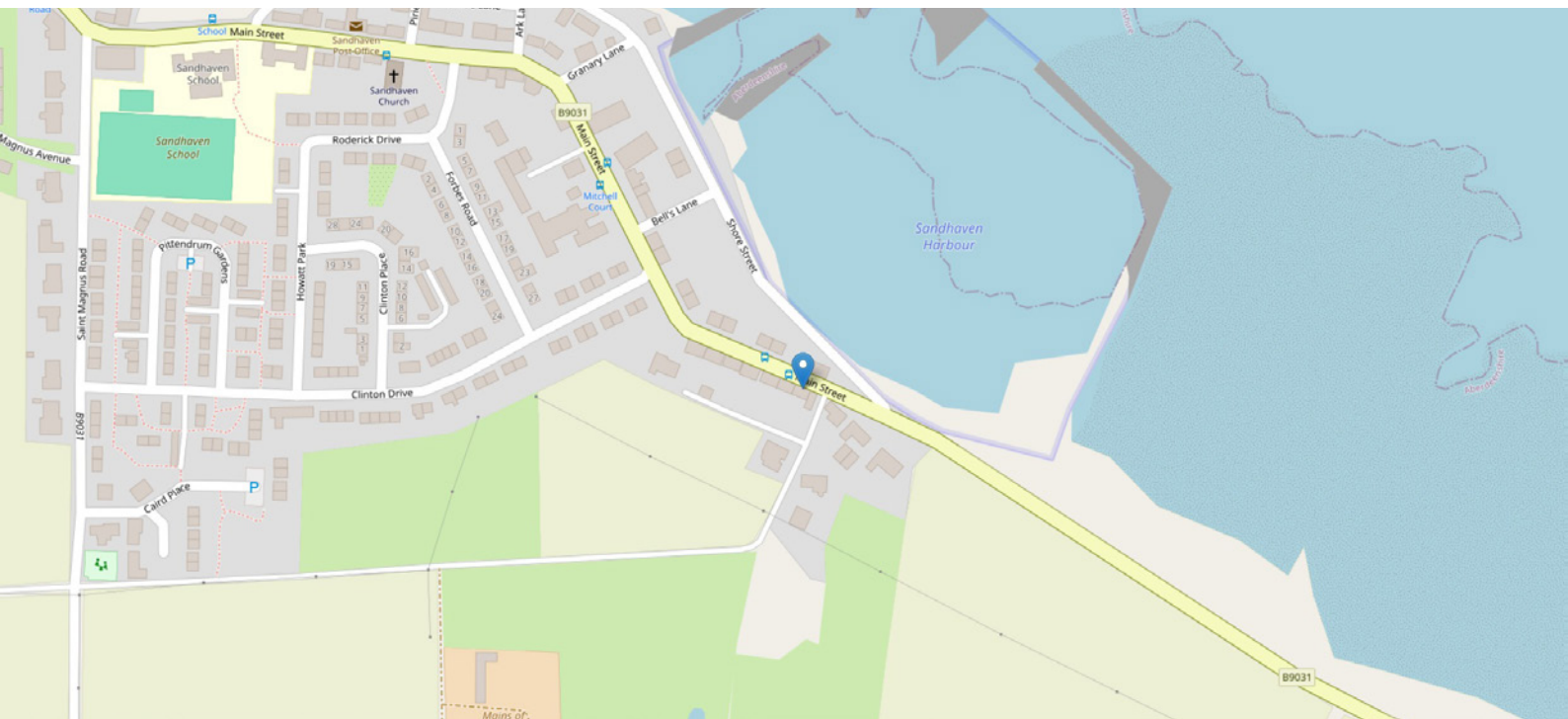


First Floor

Approximate Dimensions (Taken from the widest point)

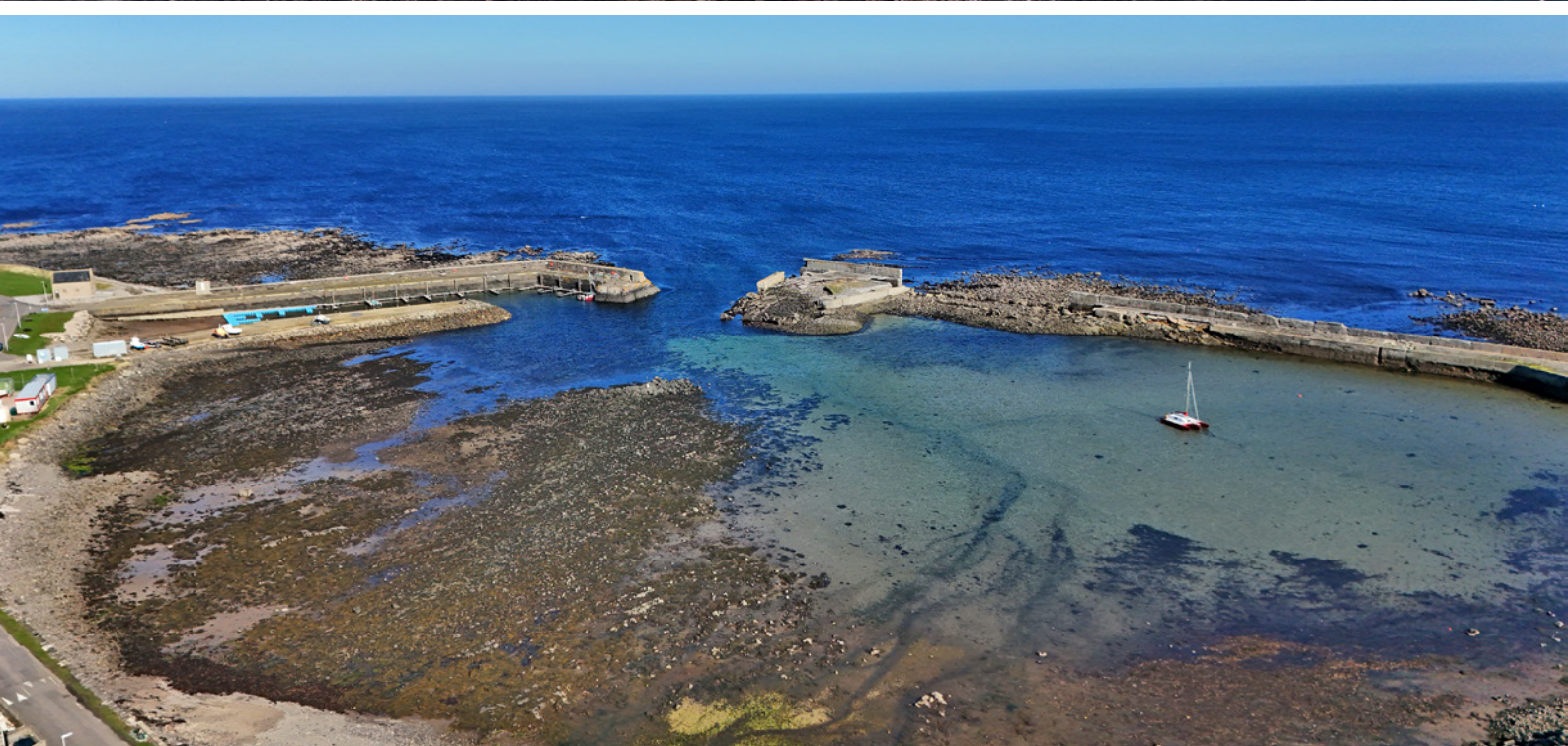
Gross internal floor area (m²): 100m² | EPC Rating: B

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.



THE LOCATION

Sandhaven is a blissfully quiet little seaside village providing all the local amenities one would expect: pre-school and primary schooling, a local shop, post-office and a pub. A hop skip and jump, across the road or a short evening stroll to the harbour or drive will take you to some of the most talked about beaches and rugged coastline that the Moray Firth is renowned for, where an abundance of wildlife can be seen, such as seals, dolphins the occasional visiting whale and the numerous species of birds that frequent this coastline.





Fraserburgh, approximately 2 miles east, is one of the busiest fishing ports in Scotland and has one of the largest fishing fleets in the UK. The angler really is spoilt for choice as there are several harbours and rivers or rugged coastline a short walk or drive from this property, some of which are renowned for their trout and salmon fishing. Fraserburgh boasts numerous leisure facilities, including a multitude of outdoor pursuits, a swimming pool, links golf courses, and an outdoor bowling green, to name but a few.

Within the town, banking facilities, restaurants, cafés, pubs, local shops and major supermarkets, together with numerous churches that can be found in and around the town centre. Easy access onto the A90 gives direct routing to Aberdeen, approximately 42 miles to the South and onto the A96/A97 to Inverness, approximately 94 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.



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