



# A stunning six bedroom former manse

**Avaig, Crimond, Fraserburgh, Aberdeenshire, AB43 8QN**

Freehold





**A stunning six bedroom former manse with two traditional stone built outbuildings, situated within tranquil garden grounds of approximately 2.1 acres on the outskirts of the thriving village of Crimond.**

**Ground floor:** entrance vestibule • reception hall drawing room • sitting room • dining room • study

**Mezzanine floor:** bedroom one • bathroom • wet room

**First floor:** bedrooms two • three • four • five and six

**Lower ground floor:** rear vestibule • WC cloakroom family room • dining kitchen • utility room • boot room • store gym with wine cellar off • boiler room

EPC rating: Band E

### SUMMARY

Situated within tranquil grounds extending to approximately 2.1 acres, Avaig is a handsome six bedroom former manse. Category C Listed, the original early Georgian part of the building is understood to be around 200 years old, while the front section of the property was constructed by James Henderson in 1845. The current owner has undertaken a significant programme of renovation to restore this characterful property to its former glory. Providing spacious and versatile accommodation, a host of original features remain, including deep skirtings and cornicings, picture rails and ornate ceiling roses. a superb home for a growing family, or those in search of a country retreat within close range of amenities and leisure pursuits.

### ACCOMMODATION

A stone staircase with wrought iron balustrades leads up to the entrance door with vestibule,

from where a partially glazed door leads into the welcoming reception hall. An impressive curved staircase with ornate wrought iron balustrades and timber handrail leads up to the mezzanine and first floor landings. Two stained glass windows provide plentiful natural light, while a door beneath the main staircase reveals a further staircase which leads down to the lower ground floor and basement.

Within the spacious drawing room a square bay window looks out onto the front garden to the fields beyond. With arched alcoves to either side of the striking open fireplace, this is a warm and inviting public room.

The charming sitting room overlooks the gardens via a deep silled window. Arched alcoves with fitted display cabinetry and storage frame an attractive fireplace with deep red tiled hearth.

The generously proportioned dining room is ideal for formal dining and entertainment has ample space for a large dining table and there is a window





overlooking the property frontage. Central to the room is an attractive open fireplace, and there is also a walk in storage cupboard. Accessible from the dining room is the bright study, with a large frosted window overlooking the side of the property. a partially glazed door leads down a staircase which leads down to the lower ground floor and basement.

Ascending the staircase, there is first a fitted cupboard with lighting. a panelled door then leads into the inner half landing, where bedroom one is located, along with a stylish wet room and a delightful family bathroom featuring a traditional style suite which includes a freestanding claw foot bath at the centre.

Returning to the half landing, the staircase continues to the first floor landing, where a ceiling hatch allows access to the attic. Bedrooms two, three, four, five and six are all well proportioned rooms, with lovely views across the garden grounds.

Twin staircases allow access to the lower ground floor, where a door opens into the inner hall which is laid with flagstone flooring. The rear vestibule leads out to the garden. Pine-lined with an internal window to the inner hall, glazed double doors allow for natural light to enter. a pine-lined WC compartment includes a white two piece suite.

The family room is a versatile living space which overlooks the rear of the property. With a fireplace and fitted cupboard, the family room lies in close

proximity to the charming dining kitchen. Fitted with terracotta floor tiling, a wood burning stove is situated in the former fireplace. Featuring a range of pine-faced base and wall units, wooden worktops incorporate a ceramic Belfast sink, while a Rangemaster cooker in a cheerful shade of red sits in a snug recess. There is a ceiling laundry pulley, and a deep silled window overlooks the gardens.

The basement level is laid entirely with flagstone flooring and of neutral decoration. Off the dining kitchen is first the spacious utility room, which is plumbed for a range of white appliances. From here there is access to a good sized boot room area and shelved store room. Further within the basement there is excellent storage available. a gym room with window allows access to a further store which would be ideal as a wine cellar. a further good sized room houses the central heating boiler and would be ideal as a laundry room.

A circular driveway lined by mature trees provides access to the property frontage, at the centre of which lies a large lawn. Within the grounds there are a considerable variety of mature trees, while the majority of the grounds are laid to lawn for easy maintenance. An area laid with Caithness slate tiles is perfect for al fresco dining and is in close proximity to the children's play area.

At the rear of Avaig there is the first stone outbuilding which has been re-roofed and provides excellent storage/ workshop space. Further within





the grounds lies a single storey detached stone building which is accessible from a gated entrance and offers excellent potential for future renovation, subject to obtaining the necessary consents.

#### SITUATION

Avaig enjoys a peaceful countryside setting. From the grounds it is possible to glimpse the RSPB Nature Reserve at Strathbeg, while there are super coastal walks available at Rattray Head. The property is also conveniently located nearby to the thriving village of Crimond, which offers a range of amenities including a primary school, local shop, post office and a medical practice that forms part of a newly built community hub complex. Crimond also provides bus links to the nearby towns of Fraserburgh and Peterhead.

A range of both primary and secondary schooling is available in Fraserburgh, which is located just under 9 miles away. Renowned for its fishing

heritage, Fraserburgh is the largest shellfish port in Scotland, and one of the largest in Europe. Having retained the ambience of a traditional seaside town, there is the Scottish Lighthouse Museum, the Fraserburgh Heritage Centre and both heated open air and indoor swimming pools. For the outdoor enthusiast, beautiful golden beaches provide superb coastal walks, as well as opportunities for watersports. Fraserburgh beach is close to the town centre, while the nearby Waters of Philorth beach is within a local nature reserve. Fraserburgh Golf Club is the fifth oldest club in Scotland and the seventh oldest in the world, having been founded in 1777.

To the south, Peterhead was founded by fishermen and developed as a planned settlement. In 1593 the construction of Peterhead's first harbour, Port Henry, encouraged the growth of Peterhead as a fishing port and established a base for trade.









a lifeboat station was first established in 1865. a new phase of growth was initiated in the 1970s with Peterhead becoming a major oil industry service centre, and the completion of the nearby St Fergus gas terminal. At this time, considerable land holdings were allocated for industrial development. It retains a relatively diverse economy, including food processing, textiles, service industries and, still importantly, fishing.

Aberdeen lies some 41 miles to the south, with the Aberdeen Western Peripheral Route providing improved travel in and around Aberdeen and a quicker and more direct route south to Dundee. The international airport offers regular flights to London and other UK and European cities. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business, leisure and health facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School as well as the International School at Pitfodels. There are two universities and several colleges of further education.

#### DIRECTIONS

From Aberdeen follow the A90 past Peterhead and through St Fergus. On entering Crimond, turn right down Starnafin Road and follow this road to the end before turning left at the

junction. Thereafter turn right and proceed straight ahead - Avaig is located next to the former churchyard on the right hand side.

Crimond	1 mile
Fraserburgh	8.7 miles
Peterhead	9.5 miles
Aberdeen	40.7 miles

\*Please note that all distances are approximate

#### GENERAL REMARKS

**Viewings** Strictly by appointment with Savills - 01224 971 110

**Solicitor** Gray & Gray, 8-10 Queen Street, Peterhead, Aberdeenshire, AB42 1TS

**Local Authority & tax band**  
Aberdeenshire Council Tax Band E

**Services** Oil fired heating, mains electricity, private water and drainage. There is a bottled gas supply for the Rangemaster cooker in the kitchen.

**Conservation Area and Listing**  
Category C Listed

**Miscellaneous** The windows are double glazed and there is a security entry system.

**Fixtures & Fittings** Standard fixtures and fittings are included in the sale. Please note that the antique brass ceiling lights and wall sconces will be removed. The freestanding white appliances in the utility room may be available by separate negotiation.





**Servitude rights, burdens and wayleaves**

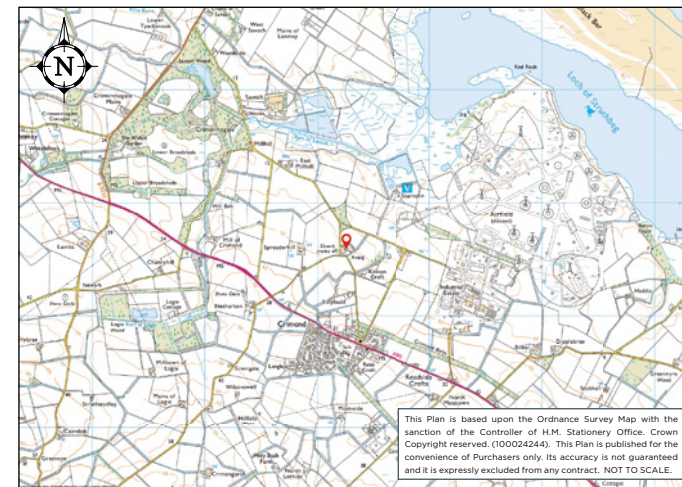
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession** Vacant possession and entry will be given on completion.

**Offers** Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit**

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





**Avaig, Crimond**

**Gross internal area (approx)** 423.3 sq m / 4556 sq ft

**Outbuildings** 56.7 sq m / 610 sq ft

**Total** 480 sq m / 5166 sq ft

Including Limited Use Area (5.5 sq m / 59 sq ft) Excluding Void



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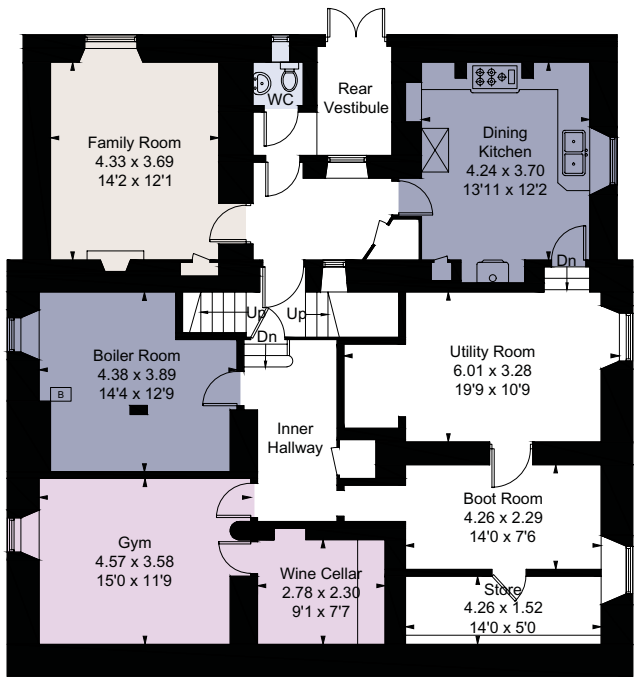
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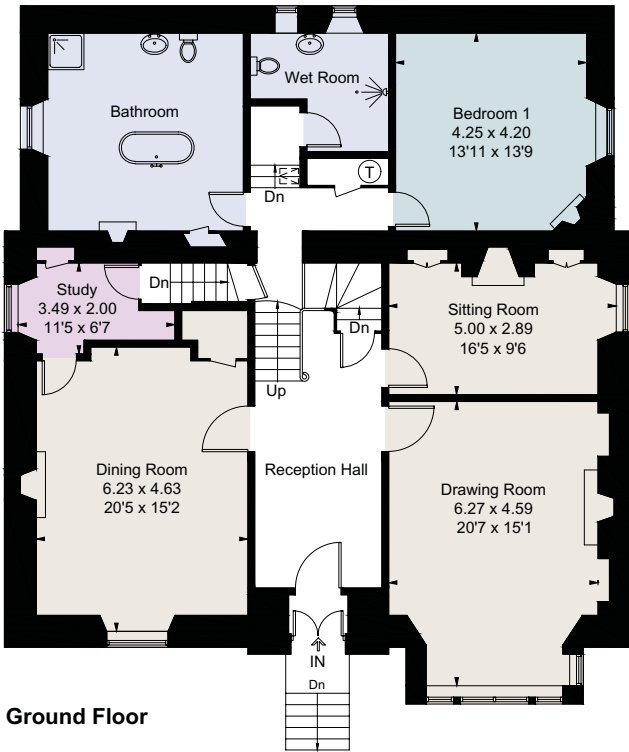
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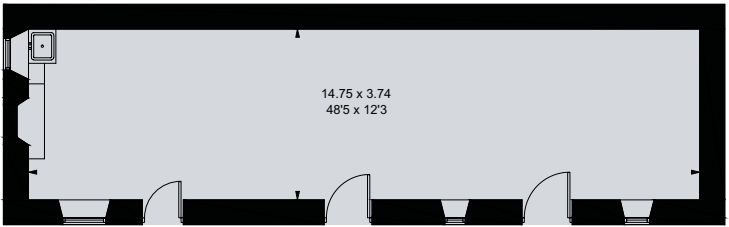
☐ = Reduced head height 1.5m



**Lower Ground Floor**

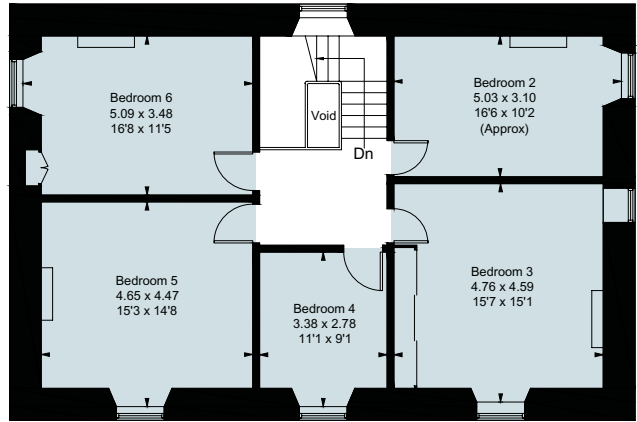


**Ground Floor**



**Outbuilding**

(Not Shown In Actual Location / Orientation)



**First Floor**

For identification only. Not to scale. © 19/10/14 FG

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