



*Your Fraserburgh Solicitors*



**WARDEND CROFT, ST COMBS, FRASERBURGH, AB43  
8XH**

**Offers Over  
£275,000**

- DETACHED BUNGALOW
- 4 BEDROOMS
- GAS CENTRAL HEATING
- 2 GARAGES
- FRONT AND REAR GARDENS
- SOLAR PANELS
- EPC RATING - B
- COUNCIL TAX BAND - E

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ENTRANCE HALLWAY



LIVING ROOM





LIVING ROOM ALTERNATIVE VIEW



KITCHEN





FAMILY AREA



FAMILY/DINING AREA





UTILITY ROOM



BATHROOM



BATHROOM ALTERNATIVE VIEW



BEDROOM 1





BEDROOM 1 ALTERNATIVE VIEW



EN-SUITE





BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW





BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW





BEDROOM 4



REAR GARDEN





REAR GARDEN ALTERNATIVE VIEW



SUMMER HOUSE





FRONT ALTERNATIVE VIEW INCLUDING SECOND GARAGE

## DESCRIPTION

Wardend croft is a detached bungalow located in just outside the coastal village of St Combs making it ideal for a range of purchasers.

The property benefits from gas central heating, full double glazing and solar panels.

Accommodation comprises of, entrance vestibule, built in cupboard in the hallway, a large living room, family area with dining area and double doors to outside, utility room with walk in cupboard, en-suite, family bathroom, and four bedrooms.

Outside there is a driveway to the front leading to a large detached garage, large garden area to the front and rear with a summer house, second garage to the other side of the property.

Directions, driving from Fraserburgh to St Combs you take a right turn instead of going into the village and then you take the second opening on the right to a shared driveway leading to the property which is the second bungalow to the right.



## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 5.3m x 4.1m

Kitchen/family area - 6.5m x 5.3m

Utility room - 3.9m x 1.6m

Bathroom - 2.9m x 2.7m

Bedroom 1 - 4.7m x 3.2m

En-suite - 2.1m x 1.1m

Bedroom 2 - 4m x 3.2m

Bedroom 3 - 3.2m x 2.9m

Bedroom 4 - 2.9m x 2.6m