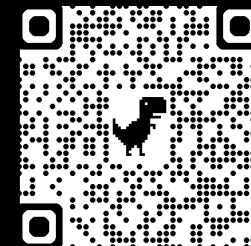


FOR SALE

OFFERS OVER
£148,000



Scan for more information

Pennan

AB43 6JB

Council Band A

2 BEDROOM COTTAGE, SEMI-DETACHED

Fishermans Cottage | Sea Views | Modern Electric Heating | Two Double Bedrooms | Wood
Burning Stove | Garage/Boathouse | Area of Scenic Beauty | Quality Fixtures & Fittings
Throughout | EPC - F



Arrange a viewing: 01555 661435
www.morisonandsmith.com





Pennan, Fraserburgh, AB43 6JB

A rare opportunity to acquire a charming former fisherman's cottage within the iconic coastal village of Pennan, on the Moray Coast. Famous as the filming location for Bill Forsyth's much-loved film Local Hero, Pennan is renowned for its dramatic coastal setting, traditional fishing cottages and ever-changing sea views. Originally the village post office and store, the property retains considerable traditional character alongside modern comforts.

The accommodation comprises entrance hallway, living room, dining kitchen, two double bedrooms and shower room, together with a stone-built garage/boathouse.

The property is accessed from the side via a set of traditional double wooden storm doors opening into the entrance hallway. The hallway provides access to the ground-floor accommodation and staircase.

The dual-aspect living room has two front-facing windows overlooking the North Sea and Moray Firth, together with a side-facing window overlooking the close. A red sandstone open fireplace with log-burning stove and slate hearth provides an attractive focal point. There is under-stair storage and a feature Mari Helena designer wallpapered wall with a Scottish-themed design. Driftwood-effect Karndean flooring continues throughout the ground floor.

The dining kitchen is fitted with a good range of base and wall units, generous worktop space, stainless steel sink and drainer, integrated fridge freezer, quality oven, four-ring induction hob and extractor hood. Space is provided for standard-sized dishwasher and washing machine. Several side-facing windows provide excellent natural light, with useful alcove storage and space for a dining table and six chairs. A striking Mari Helena puffin feature wall adds a particularly appropriate coastal touch.

The staircase has tartan-style carpeting and wooden-panelled walls, leading to the upper hallway with designer thistle wallpaper, matching carpeting and side-facing window. The landing gives access to both bedrooms and shower room.

The principal bedroom has a front-facing window with superb sea views and a side-facing window directly overlooking Pennan's famous red telephone box associated with Local Hero. The second double bedroom is particularly spacious and could accommodate two double beds. It has side-facing and Velux-style windows, together with a cupboard housing the unvented hot water cylinder. Both bedrooms have recently fitted grey carpets, neutral decoration and Mari Helena feature wallpaper.

The shower room has a side-facing obscured window, WC, wash hand basin, plumbed shower, splash-panelled walls and vinyl flooring. Loft access is also provided. The property benefits from double glazing throughout and modern Wi-Fi-enabled Haverland electric panel heating.

Externally, there is a stone-built single garage/boathouse, accessed by a servitude right of access.

Pennan offers a spectacular coastal setting with something different to see throughout the seasons and in all weather. Nearby Troup Head Nature Reserve is renowned for its wildlife and dramatic coastline. Fraserburgh and Macduff provide the nearest larger-town amenities, while local deliveries are available. The village also has a seasonal coffee hut on the pier and the well-known Pennan Inn, offering high quality dining and a small bar.

A unique coastal home combining traditional fisherman's-cottage charm, modern conveniences, superb sea views and an extraordinary connection with Scottish film history.

ROOM SIZES

Living Room: [4.25m x 3.73m]

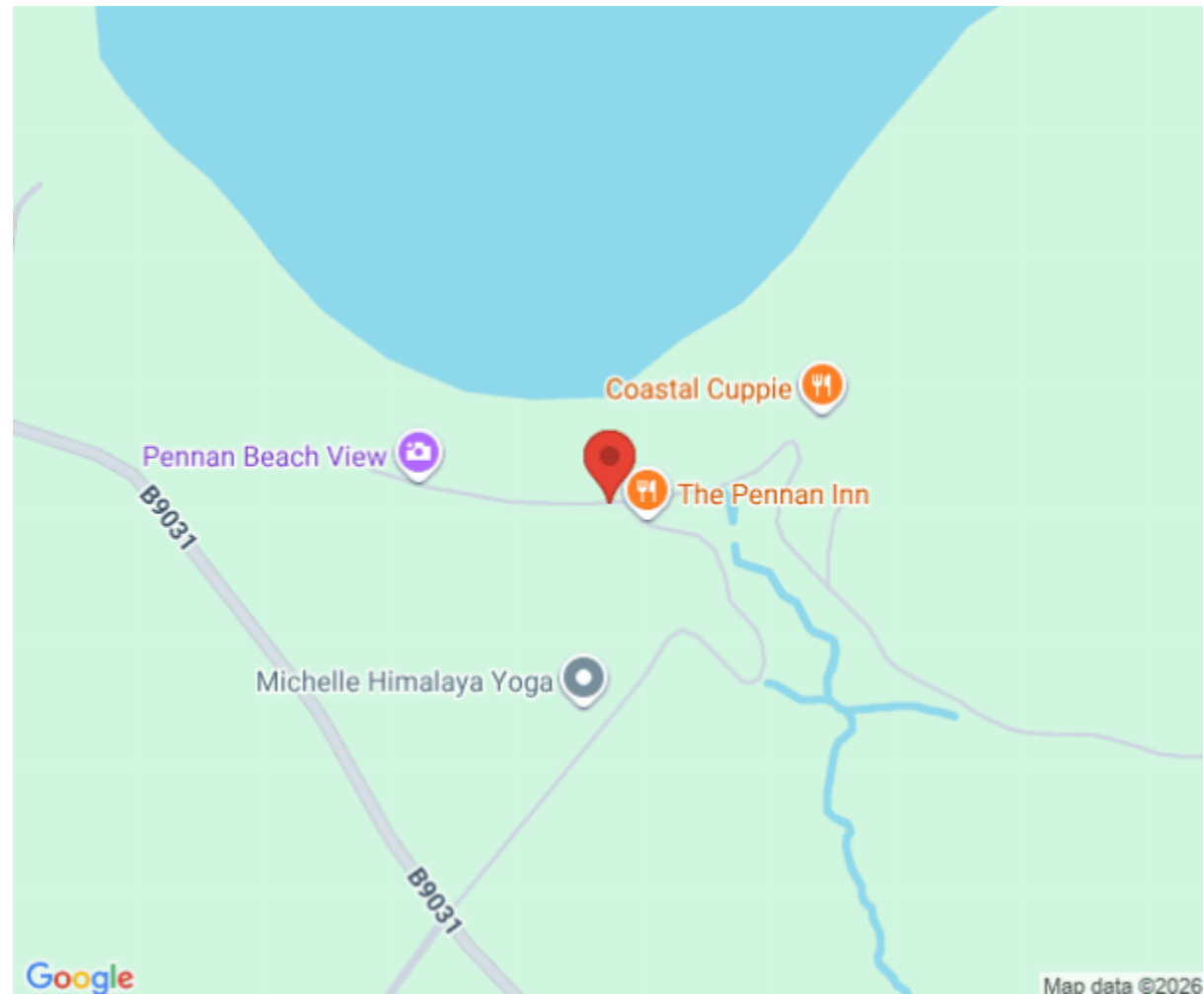
Dining Kitchen: [4.21m x 4m]

Principal Bedroom: [3.69m x 2.84m]

Bedroom Two: [3.68m x 3.98m]

Shower Room: [2.71m x 1.26m]





Morison & Smith
 inc. John R. Muir & Co. and McCarron & Co.
 SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN
 Telephone: 01555 661435 - Fax: 01555 666869
 Email: estates@morisonandsmith.com
 Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.