

**28 Mill Street,
Stuartfield, Peterhead, AB42 5DP**

**Price Over
£199,000**

ASPC ref : 346008

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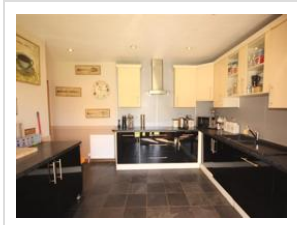
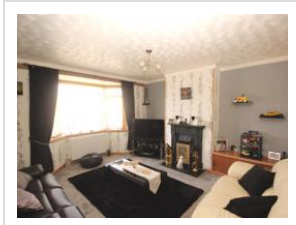
Arrange a viewing

 **01771-622338**
(Stewart & Watson)


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Website:
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Property features:

| | | | |
|--|---|---|--|
|  Central heating |  Garage |  Garden |  Parking |
|--|---|---|--|

3 Bedroomed detached bungalow with garage

Lounge with period fireplace. Fully fitted dining kitchen. Well finished bathroom. Oil fired CH and UPVC DG. Large rear garden.

GENERAL This traditional granite fronted bungalow has UPVC double glazing and oil fired central heating. It offers well-proportioned accommodation with the lounge and two of the bedrooms having bay windows. All bedrooms have fitted wardrobes and recently laid carpets. The windows are double glazed with UPVC units in light American oak and there is oil fired central heating. It would make an ideal family home.

ACCOMMODATION

Entrance Vestibule Entered via a frosted part-glazed recently fitted UPVC door into the entrance vestibule. High level cupboard housing

electric meter and updated distribution board. Hanging for coats. Laid in light wood laminate flooring. A 15 pane Georgian style door leads through to the hallway.

Hall Continuing through with the same light wood laminate flooring and decorated in neutral tones. Access hatch to the large partly floored loft with Ramsay ladder, the loft which has had recent updated insulation is fitted with light and may be suitable for conversion subject to any appropriate local authority consents required.

Lounge 13'7 x 16'3 (4.15m x 4.96m) A nice bright lounge situated to the front of the property with a recently fitted UPVC Double glazed bay window, fitted with vertical blinds and curtains. Tastefully decorated, this room features a Victorian working coal fire with marble hearth. Low level storage unit. TV aerial point with Sky installed. Telephone point. New wall mounted radiator. Central light fitting.

Kitchen 11'3 x 12'6 (3.45m x 3.81m) The kitchen has French doors opening to the rear garden and is fitted out with black and cream high gloss fronted units and black worktops. There are a ceramic hob with extractor canopy above, oven, integrated fridge-freezer, dishwasher and washing machine and a free standing island unit which can be moved within the kitchen to suit.

Bathroom 8'3 x 5'6 (2.6m x 1.68m) Fitted with a three piece white suite comprising WC, WHB and bath with recently fitted electric shower installed above and safety glass shower screen. Aqua panel splashback panelling around the bath and shower area and to dado height around most of the room. Frosted window with venetian blind faces to the rear of the property. Wall mounted chrome radiator/towel rail. Stainless steel medicine cabinet with mirror front. Above sink shaving light. Ceramic tile flooring.

Bedroom 1 13'5 x 16'3 (4.1m x 4.96m) Again with a recently fitted UPVC double glazed bay window to the front fitted with vertical blinds and curtains, this is an excellent sized double bedroom. Built-in double wardrobe providing a range of shelving and hanging space. Ample space for free standing furniture. Wall mounted radiator. Recently fitted carpet.

Bedroom 2 10'8 x 12'.3 (3.26m x 3.75m) With a bay window to the side of the property fitted with vertical blinds, metal pole and curtains, this room is currently being used as a dining room. Single storage cupboard with shelving. Built-in double wardrobe with additional shelf and hanging space. TV aerial point. Wall mounted radiator. Recently fitted carpet.

Bedroom 3 13'8 x 8'9 (4.18m x 2.68m) With a large picture window with good views facing out to the rear garden, this is another excellent sized double bedroom. Built-in double wardrobe with louvre doors. Recently fitted carpet.

OUTSIDE Attached to the house is a single garage with up and over Henderson door power and light. To the rear of the garage, there is a useful utility area which presently houses a Trianco combi boiler and tumble drier. The boiler has been regularly serviced on an annual basis. This area is large enough to house an additional washer/dryer if required. A driveway offers off-street parking for two cars. To the front are two garden areas laid in gravel and divided by a central path. At the rear there is an extensive garden laid recently in grass and bordered at the rear by mature trees. Adjacent to the rear of the house is a patio area and drying green. Garden shed.

ITEMS INCLUDED All carpets and floor coverings, blinds, curtains, white goods and light fittings are to be included along with the satellite dish and digital TV receiver. Items of furniture may be available by separate negotiation

Council Tax Band D

EPC Banding EPC= F

LOCATION The pleasant rural village of Stuartfield has a strong community spirit and is within easy commuting distance of Ellon, Peterhead, St Fergus, Fraserburgh and Dyce airport. With the new Aberdeen bypass and extended dual carriageway from Ellon, commuting will be made easier and allow fast access to the North East's important oil and gas centres and making it possible to live in a peaceful rural location at a fraction of the price in the city.

Locally there are a primary school, local convenience store, butcher's shop, part time post office, garage and a recently re-opened village pub. Further local facilities are available in Mintlaw which lies approximately 2-3 miles distant and is Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, bank, post office, filling-station with shop attached, garage, library, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 35 miles distant. There is the recently opened MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

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