

**Drumlovat,
Longside, Peterhead, AB42 4YE**

**Price Over
£300,000**

ASPC ref : 352377

 6  2  2 202 m² EPC **D**

Council Tax Band **TBC**



Arrange a viewing

Below Home Report Valuation

 **01779 475365**
(Aberdein Considine)

Aberdein Considine

40-42 Queen Street
Peterhead
AB42 1TQ

Email:

ask@acandco.com

Website:

http://www.ACandCo.com



Property features:



BELOW HOME REPORT VALUATION DRUMLOVAT is a **DETACHED BUNGALOW** offering an exceptional level of accommodation either as a 4 PUBLIC/8 BEDROOM DWELLINGHOUSE or a 2 PUBLIC/6 BEDROOM PROPERTY with 2 PUBLIC/2 BEDROOM ANNEX.

This would be ideal for either an extended family looking for generous accommodation or the annex offers great space for a family wishing to stay together retain a degree of independence or as a rental or holiday accommodation. Drumlovat is set in large gardens of just under an acre and enjoys a very pleasant location only a few minutes drive away from Longside. There are superb open views over the surrounding countryside with a lovely rural setting yet with neighbours close by.

An entrance vestibule leads into the spacious, welcoming hallway with large walk in cupboard. The large lounge has fabulous views over the garden and beyond towards Longside. A multi fuel stove creates an attractive focal point. Double doors lead through to the dining

room which has patio doors leading out to a lovely decked area. The open plan kitchen/dining/family room is fitted with an extensive range of modern gloss units and the integrated appliances include a ceramic hob, an electric oven, microwave, a fridge/freezer and dishwasher. There is space for a large dining table and chairs and a sofa and patio doors give access to the rear. The utility has units and a sink, space for a washing machine and a cupboard. The master bedroom overlooks the front and has a built-in wardrobe and an en-suite facility with cubicle and jet spray shower. There are five further bedrooms, two with built-in wardrobes. The family bathroom includes a steam shower cabinet and spa bath. The annex which can be accessible from the main house has a lounge, again with lovely views, a conservatory overlooking the garden, a fully fitted kitchen with oven, hob, extractor, two bedrooms, one with en-suite and excellent built-in wardrobes, a hall and a shower room.

Outside, large gardens extending to just under an acre surround the house. These are mostly laid to lawn with an abundance of mature shrubs and trees, patio and decked areas, a small summerhouse, greenhouse and there superb open country views all around with a birds eye view of the village at the front. There is plenty parking including a large paved driveway. There is a DOUBLE GARAGE. All flooring, curtains, blinds and light fittings are included.

Drumlovat really is a property that must be viewed to fully appreciate all it has to offer, the many possibilities it presents and the delightful rural location. It would be a perfect country getaway from the hustle and bustle of city life and is well within commuting distance of Aberdeen and the Airport.

Vestibule 2.07mx1.48m (6'9"x4'10")

Hall 4.57mx2.76m (15'x9'1")

Lounge 5.94mx5.00m (19'6"x16'5")

Dining Room 4.45mx2.84m (14'7"x9'4")

Dining Kitchen 5.89mx4.52m (19'4"x14'10")

Utility Room 3.61mx1.37m (11'10"x4'6")

Master Bedroom 3.94mx3.66m (12'11"x12')

Ensuite 1.98mx1.37m (6'6"x4'6")

Bedroom 2 3.25mx3.25m (10'8"x10'8")

Bedroom 3 3.25mx2.79m (10'8"x9'2")

Bedroom 4 3.78mx3.35m (12'5"x11')

Bedroom 5 3.40mx2.16m (11'2"x7'1")

Bedroom 6 4.01mx3.05m (13'2"x10')

Bathroom 4.01mx3.05m (13'2"x10')

Annex

Lounge 4.27mx4.12m (14'x13'6")

Sun Lounge 3.45mx2.77m (11'4"x9'1")

Kitchen 2.99mx2.62m (9'10"x8'7")

Bedroom 1 3.76mx3.25m (12'4"x10'8")

Bedroom 2 3.76mx2.79m (12'4"x9'2")

Shower Room 1.98mx1.63m (6'6"x5'4")

En-Suite

Travelling on the A950 west from Peterhead towards Longside, on entering the village, turn first left onto Cooper's Brae and proceed to the junction. Turn left onto Inn Brae and continue past the school and out of the village for approximately one mile. There is a sign on the right hand side for Drumlovat. Turn up here and the first property on the right hand side is Drumlovat.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/352377/Drumlovat/Peterhead/>

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