

**Ridgewood, Clola,
Mintlaw, Peterhead, AB42 5DA**

**Price Around
£254,000**

ASPC ref : 353707

 4  3  2 148 m² EPC **D** Council Tax Band **D**



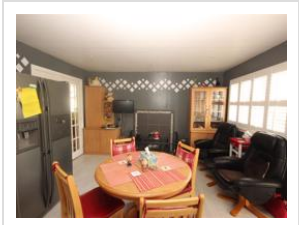
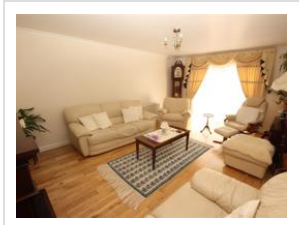
Arrange a viewing

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


Stewart & Watson
4 North Street
Mintlaw
AB42 5HH

Email:
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Website:
<http://www.stewartwatson.co.uk>



Property features:

	
Garage	Garden

Detached 4 bed/ 3 public roomed bungalow Fitted kitchen/ family room and utility room Lounge, dining kitchen and conservatory Bathroom and shower room Double garage Extensive garden grounds

ACCOMMODATION

Entrance Porch

Kitchen / family room 22 x 12'9 (6.7 x 3.9)

Utility room 9'10 x 6 (3 x 1.85)

Dining room 10'7 x 13'6 (3.2 x 4.1)

Conservatory 13'2 x 12'5 (4.03 x 3.8)

Lounge 17'8 x 12'8 (5.44 x 3.88)

Hall

Bedroom 1 12'9 x 10'10 (3.91 x 3.22)

Shower room 9'10 x 4'7 (3.0 x 1.4)

Bedroom 2 12'8 x 8'9 (3.88 x 2.67)

Bedroom 3 10'9 x 9'10 (3.28 x 3)

Bedroom 4 9'5 x 9'9 (2.87 x 2.98)

Bathroom 6'7 x 6'5 (2 x 1.97)

TYPE OF PROPERTY

This bungalow enjoys a large secluded site a few miles south of the village of Mintlaw with direct access on to the main Aberdeen to Fraserburgh road. It has over the years been extended to provide a wealth of accommodation ideal for the growing family.

The spacious kitchen has been fully fitted out with light oak fronted units with contrasting dark worktops and into which are incorporated an extra bowl white ceramic sink and a stainless steel range cooker with matching splashback and extractor canopy. The family area has room for a table and seating and features a wood burning stove set on a tiled hearth. Double doors give access through to the dining room with a further two sets of double doors leading to the south facing lounge with patio doors and conservatory.

The shower room has a double sized shower enclosure, toilet, bidet and wash hand basin while the bathroom is fitted with a bath with shower over and a wash hand basin and WC set in high gloss bathroom furniture with wall tiling round the bath, shower and vanity area.

There is excellent storage with floor to ceiling shelved cupboards along one wall in the utility room, a storage cupboard in the hall, a recessed wardrobe in bedroom 4 and fitted bedroom furniture and a recessed wardrobe in bedroom 2. The attic is partially floored and lined.

The windows are double glazed with white UPVC units and some windows have plantation shutters or external roller shutters.

OUTSIDE A tree lined driveway leads up to the rear of the house and a large hard standing area for parking. The rear garden is enclosed and is eye-catchingly landscaped with a colour paved patio. Feature twin ponds with waterfall, a raised herb garden and rose garden. Beyond this is an enclosed utility garden for vegetable growing and with fruit bushes, four sheds and a poly tunnel. To the front is a wild woodland area while to the side of the house is an extensive area laid in grass which might be used for a pony or other small animal.

There is a double garage with two automatic doors, power and light.

ITEMS INCLUDED All carpets and floor coverings and blinds and plantation shutters will be included in the sale.

SERVICES The house is served by a mains water supply and sewerage in to a septic tank.

Within the side garden are 15 ground mounted solar panels for which a feed in tariff is paid and which also heats the hot water cylinder. The system will be included in the sale and the seller shall agree to the transfer of the agreement to the purchasers.

Council Tax Band D currently but to be rebanded upon sale to Band E

EPC Banding EPC= D

LOCATION Ridgewood is located on the Aberdeen road a few miles south of Mintlaw. From the village head southwards and the property is the first on the right, set in trees, after Milton of Clola.

The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and 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 30 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.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/353707/Ridgewood-Clola/Peterhead/>

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