

**Saphock House, 18 Mill Street,
Stuartfield, Peterhead, AB42 5DP**
**Price Over
£220,000**

ASPC ref : 365537

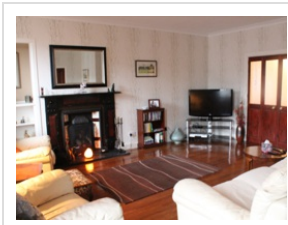
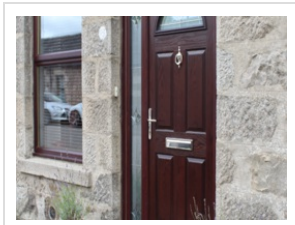
 6 2 2 181 m² EPC **F** Council Tax Band **E**

Arrange a viewing
07427 990954
(Mrs Gray)

 01779 480222
(Gray & Gray)

Gray & Gray

 8-10 Queen Street
Peterhead
AB42 1TS

Email:
property@graygraylaw.com
Website:
<http://www.graygraylaw.com>

Property features:


Situated in the heart of the village is this **six bedroom END TERRACED VILLA WITH OUTBUILDING, AND GARDEN**. The property benefits from oil fired central heating, double glazing and will be sold with all fitted floor coverings, light fittings, blinds and most curtains. There are lots of benefits to this property including the possibility of utilizing some of the house as a granny/teenager annexe. There are many original features included high skirting's, original doors and high ceilings.

To the rear of the house is a stone outbuilding ideal for a workshop. This houses the boiler making it a cosy place to work. There is also a greenhouse and shed to rear. Vehicle access to the rear is via a lane running up the side of the property. Ample room is available for off street parking.

Stuartfield is within easy commuting distance of Peterhead, Ellon and Fraserburgh and locally there is a good primary school, convenience store, pub and garage. The village of Mintlaw is only a short drive away and has a plethora of amenities including health centre, hotels, shops, community centre and Academy. There is a good community spirit within the village and viewing is the only way to appreciate the

house and village.

Vestibule New composite door with glazed side panel leads into the house, laminate flooring and glazed door into hallway .

Hallway Stairs lead to the upper floors, under stairs cupboard, radiator and smoke alarm.

Lounge 5.33m x 5.02m Beautifully appointed room with two windows to the front, new wood burning stove with original fireplace, wooden flooring, partially glazed double doors lead into the Dining room, tv point and three radiators.

Dining Room 4.02m x 2.97m Leading on from the Lounge featuring a window to the side. Plenty of space for Dining Room furniture, hatch to the loft space, radiator and telephone point.

Family Room/Bedroom 1 4.00m x 3.56m Forming part of what could be the annexe is this double room which has three windows, radiator and tv point with a door leading into the En -Suite Shower Room. Smoke alarm .

En Suite Shower Room Fitted with a fully enclosed shower cubicle, white wc and wash hand basin. Frosted window to the side.

Inner Hallway Separates bedrooms 1 & 2 with a new exterior UPVC door giving access to side lane.

Bedroom 2 3.85m x 3.56m Forming part of the annexe this double room has two windows and is currently being used as a music room, radiator.

Dining Kitchen 6.64m x 3.07m Substantial room with dual aspect windows, well fitted kitchen with a good range of base and wall units, stainless steel sink and drainer, ceramic hob, electric oven, space for a fridge freezer, tiled around the worktop space, plenty of room for a table and chairs, built in storage cupboard, radiator. Telephone and internet points.

Utility Room 3.87m x 1.73m With a partially glazed door and window leading out into the rear garden, fitted with base and wall units, stainless steel sink and drainer, plumbed for a washing machine and dish washer.

Upper Floor—Hallway An original bannister with split staircase leads to the upper floor., hatch to further loft space, velux window.

Boxroom With shelving, good sized room with velux window.

Bathroom 3.27m x 2.15m Situated halfway up the split staircase is this sizeable bathroom, frosted window to the rear, bath, wc and wash hand basin, separate enclosed shower cubicle, radiator and heated towel rail.

Bedroom 3 3.98m x 2.90m Double room with a velux window and window to the side, double built in cupboard housing the water tank, laminate flooring, radiator.

Bedroom 4 3.14m x 2.98m Good sized double room currently being used as an office, velux window, built in double cupboard, radiator .

Bedroom 5 3.31m x 3.12m Double room with a window to the front, radiator. Plenty of space for furniture.

Bedroom 6/Master Bedroom 4.89m x 3.42m Extra large double room with a window to the front, tv and phone points, radiator.

Stone Workshop Housing the boiler and a good sized space with power and light and storage space above.

Garden Large open area featuring easily maintained garden with flowers, trees and vegetable plot. Due to sunny aspect, great for play and socializing. Double gated with parking space, greenhouse, outhouse and patio with whirly.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/365537/Saphock-House--18-Mill-Street/Peterhead/>

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