

**Aulton View,
Clola, Peterhead, AB42 5DD**

**Price Over
£375,000**

ASPC ref : 383701

 5  2  2 218 m² EPC **C** Council Tax Band **F**



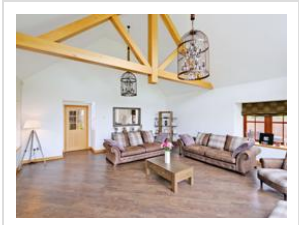
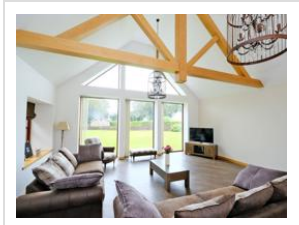
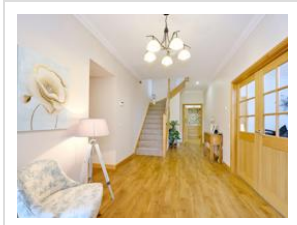
Arrange a viewing

 **01779 475365**
(Aberdein Considine)



Aberdein Considine
40-42 Queen Street
Peterhead
AB42 1TQ

Email:
ask@acandco.com

Website:
<http://www.ACandCo.com>



Property features:

 Central heating	 Garage	 Garden	 Parking
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Aulton View is a stunning steading renovation enjoying a fabulous location tucked down a leafy lane with open country views. It enjoys the best of all worlds with the privacy and peace of a rural lifestyle yet with neighbours close by and is only a short drive from the villages of Mintlaw and Stuartfield. It would be perfect as a commuter base. This 2 public/5 bedroom home offers flexible and very generous accommodation which has been completed to a high standard throughout. There are many appealing features such as the floor to ceiling windows and exposed beam in the lounge, a fabulous, well appointed dining kitchen, beautiful oak/glazed staircase and oak internal doors and a double integral garage with electronic door. Double gates open into the driveway and there is a large front garden with lawn and shrubs. The enclosed rear garden is low maintenance and has a decked area for sitting out.

Included in the sale are all flooring, blinds, light fittings and shades, the Rangemaster stove, integrated dishwasher and fridge/freezer. There is oil central heating through and downstairs s fitted with underfloor heating and there is full double glazing. The integral garage accessed from the hall has a workshop space as well as room for further appliances.

Hall 7.67m x 3.16m

Lounge 6.37m x 6.31m

Family/Dining Room 4.73m x 3.67m

Dining Kitchen 6.87m x 5.27m

WC 2.15m x 1.53m

Landing 5.13m x 4.53m

Master Bedroom 4.43m x 3.28m

En-Suite 2.75m x 2.15m

Bedroom 2 3.67m x 3.32m

Bedroom 3 3.45m x 3.24m

Bedroom 4 3.42m x 2.95m

Bedroom 5/Study 3.42m x 2.95m

Bathroom 3.74m x 2.68m

Double Integral Garage 7.50m x 5.56m

Nearby villages include Mintlaw and Stuartfield. Mintlaw is a charming village on the A952 approximately 28 miles north of Aberdeen and is a busy central hub, ideal for commuting to the city, the airport and nearby towns such as Peterhead, Fraserburgh and Ellon. There are good bus routes to all surrounding areas as well as Aberdeen. There is also a Park & Ride facility at Ellon which a lot of commuters regularly use to travel to the city. With the completion of the AWPR and dual carriageway out to Ellon, drive time to the city has been greatly reduced making this an excellent option as a commuter base. There is superb countryside, woodland walks and an abundance of wildlife nearby as well as the popular Aden Country Park and Pitfour Lake. Extensive amenities include a good range of shops, a garden centre and cafe, takeaways, a pub, hotels with restaurants, library, primary and secondary schooling, a health centre, dentist, bowling club and the recently opened MACBI Community Hub offers activities for children. This is a very popular and busy village in central Buchan with young and old alike. Stuartfield is also a pleasant, picturesque village approximately 10 miles west of Peterhead and 30 miles North of Aberdeen. This award winning village boasts a range of amenities including a village shop, butchers, primary school, pre-school activities, a pub/inn, as well as a tennis court and a pleasure park.

Travelling north from Aberdeen on the A90, at Toll of Birness veer left onto the A952 towards Mintlaw. On reaching Cloa, turn left at the signpost for Skelmuir. Turn first right and continue well around and up the hill. Pass Aulton House on the right and take the next turning on the right. Continue to the end of this road where Aulton View is on the left as identified by our For Sale sign.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/383701/Aulton-View/Peterhead/>

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