

**13 -15 Station Road,**  
Mintlaw, Peterhead, AB42 5EE

Price Over  
**£210,000**

**Under offer**

 **3**
 **1**
 **1**

 **176 m<sup>2</sup>**
 **EPC G**
 **Council Tax Band C**



#### Contact Seller

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**Features**  **Garage**  **Garden**

## Description

Enjoying a prime central location within the popular, expanding village of Mintlaw, this substantial **three bedroomed dwellinghouse with adjoining shop, workshop/garages** and extensive gardens offers excellent scope. Previously run as a house and shop, it offers an ideal opportunity for those looking for shop premises in a bustling village, or to convert into one substantial family home. The house and shop, whilst both being self contained, also have internal access from the hall and the kitchen. The house is fitted with double glazing and has electric storage heaters and comprises a vestibule and hall, lounge/dining area, kitchen/diner, modern cloakroom and double bedroom on the ground floor and on the upper floor, two generous double bedrooms and family bathroom. The shop premises are in excellent order throughout, offering a blank canvas for those wishing to start their own commercial business and comprise two large shop areas on open plan, office space and a floored attic above. The traditional outbuilding is utilised as a workshop and garages and is fitted with power and light. The extensive gardens have been well maintained and are mainly laid to lawn, with a

productive fruit garden offering a variety of summer fruits. Mintlaw is a very popular, thriving village and this could potentially be a great opportunity, for which viewing is essential to fully appreciate.

The charming village of Mintlaw affords the opportunity to reside in pleasant country surroundings whilst being within commuting distance of Peterhead and Fraserburgh and Aberdeen. Lying in the heart of rural Buchan it is well served with an extensive range of amenities including an excellent Health Centre. There are two primary schools in the village together with an academy. On the edge of the village is the renowned Aden Country Park.

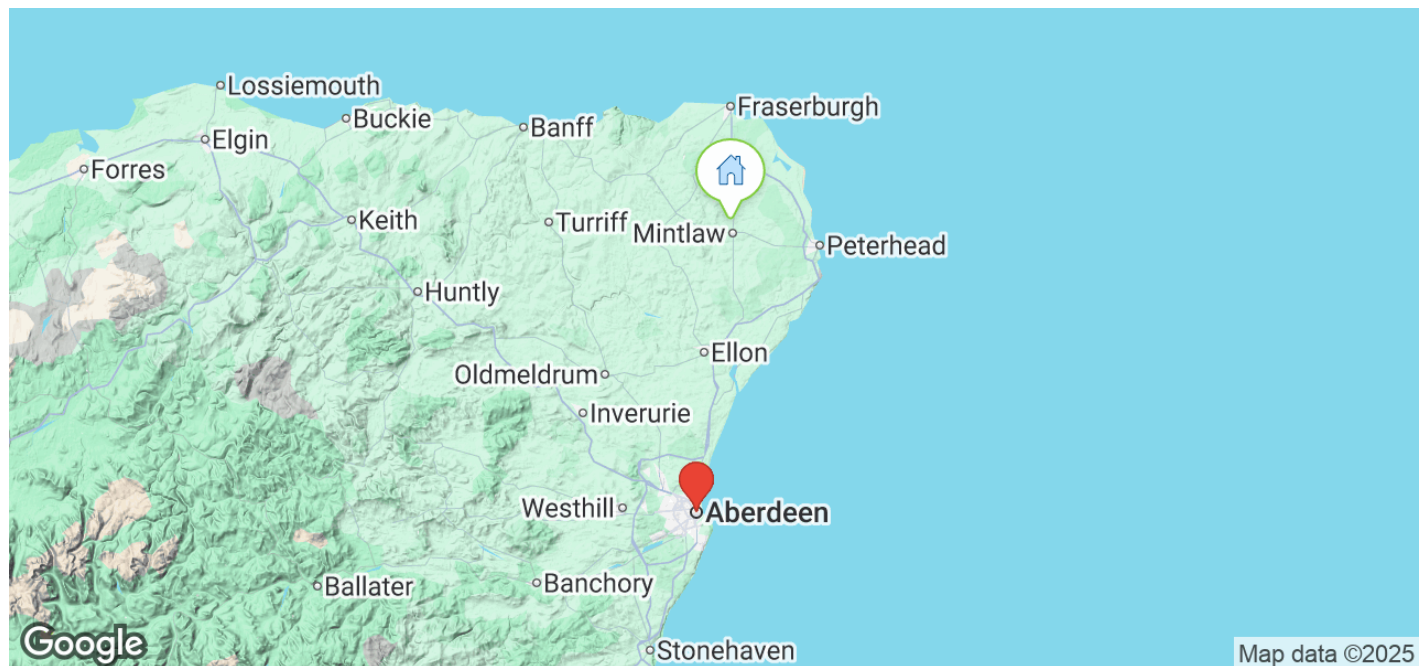
**Shop** This self contained former shop premises is in excellent order throughout, comprising two spacious shop areas (17'8" x 14'6" [5.44m x 4.44m] approx. and 19'4" x 14'0" [5.93m x 4.27m] approx.) on open plan with windows to front and rear. It also incorporates a generous sized office (23'0" x 8'5" [7.02m x 2.58m] approx.) with dual aspect windows and exterior door. An access hatch and fixed ladder leads to a large attic room above the shop, which was formerly connected to the main house and utilised as a bedroom.

**Workshop/Garages** This traditional outbuilding is currently utilised as a workshop (26'7" x 17'6" [8.15m x 5.37m] approx.) and two garages (20'8" x 10'7" [6.35m x 3.25m] approx. and 16'0" x 11'6" [4.88m x 3.54m] approx.). The workshop and one garage are fitted with power and light and lend themselves to a variety of uses.

**Notes** Electric storage and panel heaters. uPVC double glazing (to the house). EPC=G. All fitted floor coverings and light fittings to remain.

## Directions

From Ellon proceed along the A90 Aberdeen/Peterhead coast road and at the Toll of Birness take the left fork onto the A952 signed Clola/Fraserburgh. Continue for approximately 9 miles until reaching Mintlaw and at the roundabout take the first exit onto Station Road. The property is located on the left hand side of the road, as indicated by our for sale board.



## Accommodation comprises

### (GROUND FLOOR)

**Vestibule** Entered through a part glazed uPVC storm door, with opaque glazed inner door to hall. Matwell.

**Hall** A lengthy hall with all rooms on ground floor leading off. Laminate flooring. Carpeted staircase to upper floor and uPVC storm door to side.

**Lounge/Dining Area** 17'10" x 10'2" [5.48m x 3.12m] approx. A generously proportioned room with windows to front and rear, offering ample space for furniture.

**Double Bedroom 1** 11'5" x 10'3" [3.51m x 3.15m] approx. A well appointed room of generous proportions, located to the front.

**Inner Hall** Gives access to the shop and incorporates a built-in shelved cupboard with light.

**Cloakroom/W.C.** 7'2" x 3'8" [2.19m x 1.15m] approx. Fitted with a modern white w.c. and inset wash hand basin with gloss vanity cabinet underneath and tiled surrounds. Vinyl flooring. Extractor.

**Kitchen/Diner** 14'4" x 9'9" [4.38m x 3.02m] approx. Bright and sunny room with dual aspect windows to side and rear, fitted with ample oak storage cabinets at wall and base level. The generous runs of co-ordinating worktops incorporates neutral tiled surrounds and an inset 1.5 bowl stainless steel sink. Tiled effect laminate flooring. Plumbed for automatic washing machine. Slot-in electric cooker to remain. Shelved larder cupboard. Access door to shop.

## (FIRST FLOOR)

**Upper Landing** A bright landing with window at the turn of the stairs. Shelved airing cupboard.

**Double Bedroom 2** 12'2" x 10'2" [3.73m x 3.10m] approx. Located to the rear and offering ample space for furniture, this bright room gives access to an en suite study/dressing room (7'1" x 5'8" [2.19m x 1.78m] approx.) with window to front. This was formerly one spacious bedroom and could easily be converted back to suit the purchaser's needs.

**Double Bedroom 3** 12'3" x 9'4" [3.74m x 2.88m] approx. into window. A well appointed and generously proportioned room, bright and airy and located to the front.

**Bathroom** 8'7" x 4'7" [2.66m x 1.43m] approx. Tiled along the wet walls and fitted with a coloured suite, incorporating a w.c., wash hand basin and bath with overhead shower. Opaque window to front. Electric shaver socket.

## (OUTSIDE)

The well maintained garden to the rear is of considerable size and is mainly laid to lawn comprising top soil beds and a productive fruit garden stocked with strawberries, blackcurrant and raspberry bushes. The greenhouse and garden shed will remain. Also included is a modern pine chalet (9'6" x 9'5" [2.92m x 2.91m] approx.) with French door access and windows to front and side. Fully pine lined and fitted with laminate flooring, it offers excellent entertainment space. To the front of the property is a parking area which offers ample vehicular parking.

### View this property here

<https://www.aspc.co.uk/search/property/346289/13--15-Station-Road/Peterhead/>

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