

1 Mains Of Kinmundy Cottage,

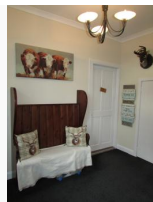
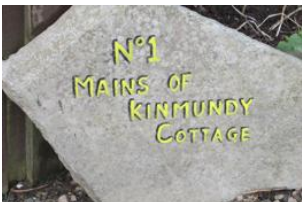
Longside, Peterhead, AB42 4YX

Price Around
£170,000

Under offer

 **2**
 **2**
 **1**

 **98 m²**
 **F**
 **Council Tax Band B**



Contact Solicitor

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Features  Garden

Description

If you are looking for a countryside property in a ready to move into condition, then you are going to be taken by surprise when you set foot inside No. 1 Mains of Kinmundy Cottage, Longside. This property has been tastefully decorated throughout by the present proprietors to include modern and up to the minute kitchen and bathroom suites.

The property is located a short distance from both Longside & Mintlaw. There are similar neighbouring properties nearby, and you are sure to get great countryside views from both front and rear of the property.

The property benefits from UPVC woodgrain effect double glazing and oil central heating to individual radiators throughout.

Entry via woodgrain effect exterior door to the Hallway, which has doors going off to the living room, dining kitchen and bathroom. The kitchen is fitted with a high gloss suite with integrated appliances

and has ample space for dining furniture and sofa seating. The living room is front facing and has a feature surround for an open coal fire. The living room is currently set up as a bedroom. The bathroom is located to the rear of the property and is fitted with a contemporary white suite with a mixture of wet wall and tiling to half height. Traditional staircase leads to the upper floor where doors go off to both bedrooms. Both bedrooms have front facing windows giving great views of the rolling countryside. Ample space within both bedrooms for free standing furniture. Within one of the bedrooms is a built-in walk-in cupboard where the hot & cold water tanks are located.

Surrounding the cottage are extensive garden grounds more to the rear of the property. There is ample off road parking in stone chippings for vehicular parking. There is a wooden shed with a container within. Within the rear garden are: tree house, dog pen, chicken coup and a summer house which has to be completed.

Should you be looking for that countryside retreat, then call today to arrange your viewing!

HALLWAY Laminate flooring. Radiator. Ceiling coving and light. Built-in under-stairs storage cupboard. Stairs to the upper floor. Doors going off to both living room and kitchen. Further cupboard where the boiler is located.

KITCHEN, DINING & FAMILY ROOM 5.76m x 3.51m (18'89" x 11'51") The kitchen is fitted with a high gloss cream suite of wall mounted and base level units with wooden effect work surfaces. Circular stainless steel sink and drainer. Aqua panelling splash backs. Centre island with hob. Space for fridge freezer which is included in the sale. Integrated dishwasher. Double oven. Ceiling spot lights throughout. Windows to both front and rear with roller blinds. TV point. Laminate flooring throughout. Radiators.

BATHROOM 3.20m x 2.31m (at it's widest) (10'49" x 7'57"). Fitted with a white suite which consists of WHB, WC and P-shaped bath with shower over. Aqua panelling splash back round the bath/shower. Tiling to dado rail height on all other walls. Tiled flooring. Stainless steel towel ladder. Ceiling light. Frosted glazed window to the rear.

LIVING ROOM 4.17m x 3.88m (13'68" x 12'72") Window to the front with venetian blinds. Laminate flooring. Feature open fireplace in wooden surround. Recess with shelving and it's own light. Ceiling coving and light. TV point. (Currently set up as a bedroom).

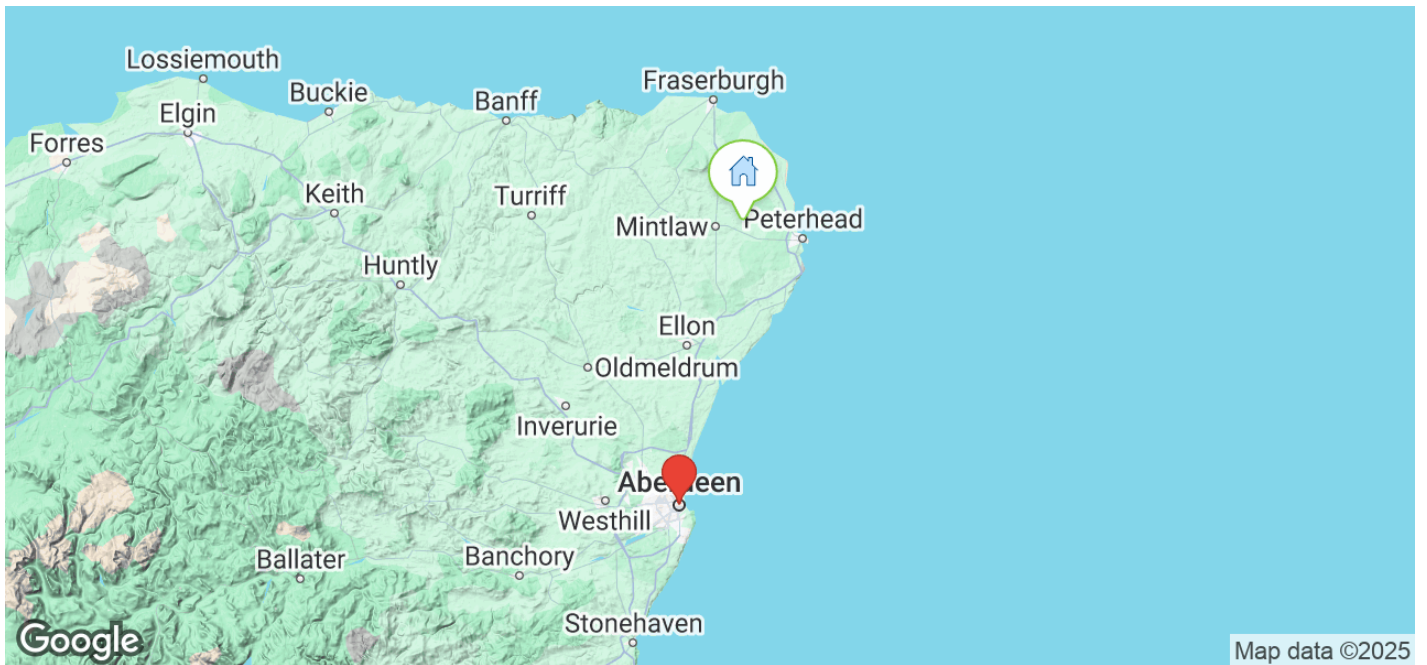
UPSTAIRS LANDING Staircase leads to the upper floor. Top landing carpeted. Doors going off to bedrooms 1 & 2.

BEDROOM 1 4.29m x 3.91m (14'07" x 12'82") Window to the front. Fitted carpet. Ceiling light. TV point. Radiator. Access to eaves storage.

BEDROOM 2 3.89m x 3.52m (12'76" x 11'54") Window to the front. Laminate flooring. Radiator. TV point. Ceiling light. Built-in cupboard where the hot and cold water tanks are located.

COUNCIL TAX BAND Band B

EPC Band F (27)



View this property here

<https://www.aspc.co.uk/search/property/357356/1-Mains-Of-Kinmundy-Cottage/Peterhead/>

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