

Tigh Na Tochail

MINTLAW, PETERHEAD, AB42 5AB



Immaculate, five-bedroom, detached dwelling, architecturally designed circa 1996, with huge upgrades and recent renovations



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McEwan Fraser Legal is delighted to offer this five/six-bedroom detached dwelling, "Tigh Na Tochail", which has been architecturally designed and built to the highest of specifications circa 1996, with current owners during their tenure refurbishing and upgrading to the highest of specifications, with the quality of workmanship being evident at every turn. Offering spacious and versatile living accommodation over two floors, presented to the market in immaculate walk-in condition. The property benefits from superior fittings and furnishings with a fresh neutral decor, immaculate floor coverings throughout, with double glazing, and oil-fired central heating.

This substantial property, with many potential opportunities, its rural location and gardens, will make a superb family home with room to grow and would suit extended family living, or has huge potential for business purposes with the popularity of the equestrian lifestyle in the area and the bonus of a smallholding licence. Early viewing is a must and is highly recommended.

THE LOUNGE



The accommodation comprises a vestibule to a welcoming hall leading to all further accommodation. To the front of the property, a spacious lounge with a huge bay window that floods the room with natural light, with a multi-fuel stove adding that touch of grandeur.

THE KITCHEN & UTILITY



An impressive bespoke open-plan dining kitchen is undoubtedly the heart of the house, fitted with multiple walls and base-mounted units with modern work surfaces. A central island adds further storage and a casual dining area with multiple quality integrated appliances. A formal dining and family area is open plan to the kitchen, with patio doors leading to a large decked area ideal for some alfresco dining. The kitchen to the rear hall allows access to the utility room and to the side and rear garden.



From the central hall leading to the rear of the property, you have a master bedroom with an en-suite shower room, a centrally located family bathroom with a roll-top bath and a separate shower cubicle. There are two further double bedrooms with a home office completing the ground floor accommodation.

THE MASTER BEDROOM



BEDROOM 2

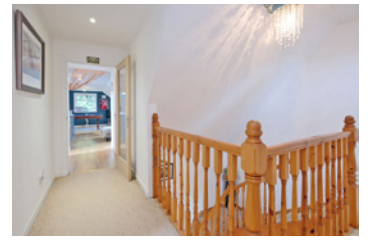


BEDROOM 3 & THE OFFICE



THE BATHROOM





A carpeted staircase with a wooden balustrade leads to the first floor. There are two further double bedrooms, one of which has its own dressing room. From the upper hallway, you have access to a shower room with a separate WC.

THE WC



THE SHOWER ROOM



BEDROOM 4



BEDROOM 5



THE FAMILY GAMES ROOM



A family games room with a bar/kitchen area with fitted appliances is a huge hit regardless of age, a fantastic space for entertaining and large get-togethers. In addition, there is an abundance of storage cupboards throughout the property.

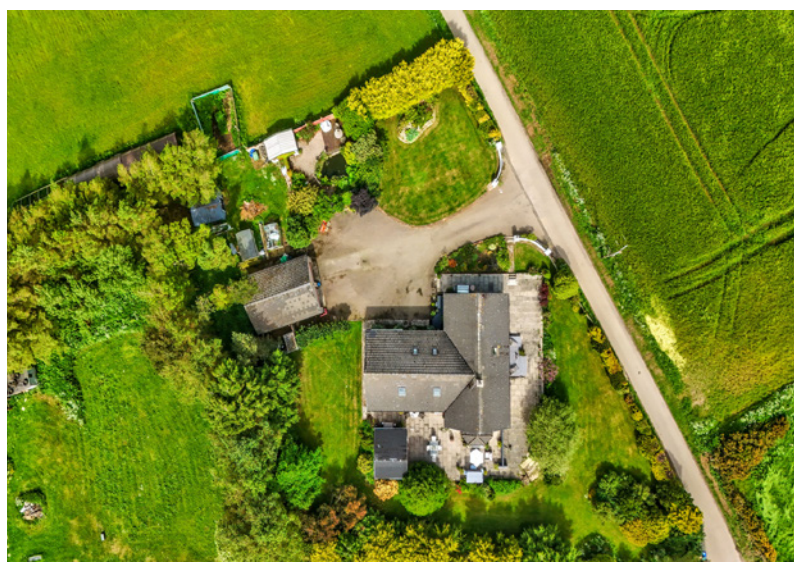


Outside, the driveway allows access to an extensive drive with parking for multiple vehicles and leads to the double garage. The gardens that wrap themselves around the property are laid mostly to lawn with a boundary fence, and the gardens throughout the property, nearing an acre in size, are planted to a mixture of mature trees, shrubs, plants and seasonal flowers.

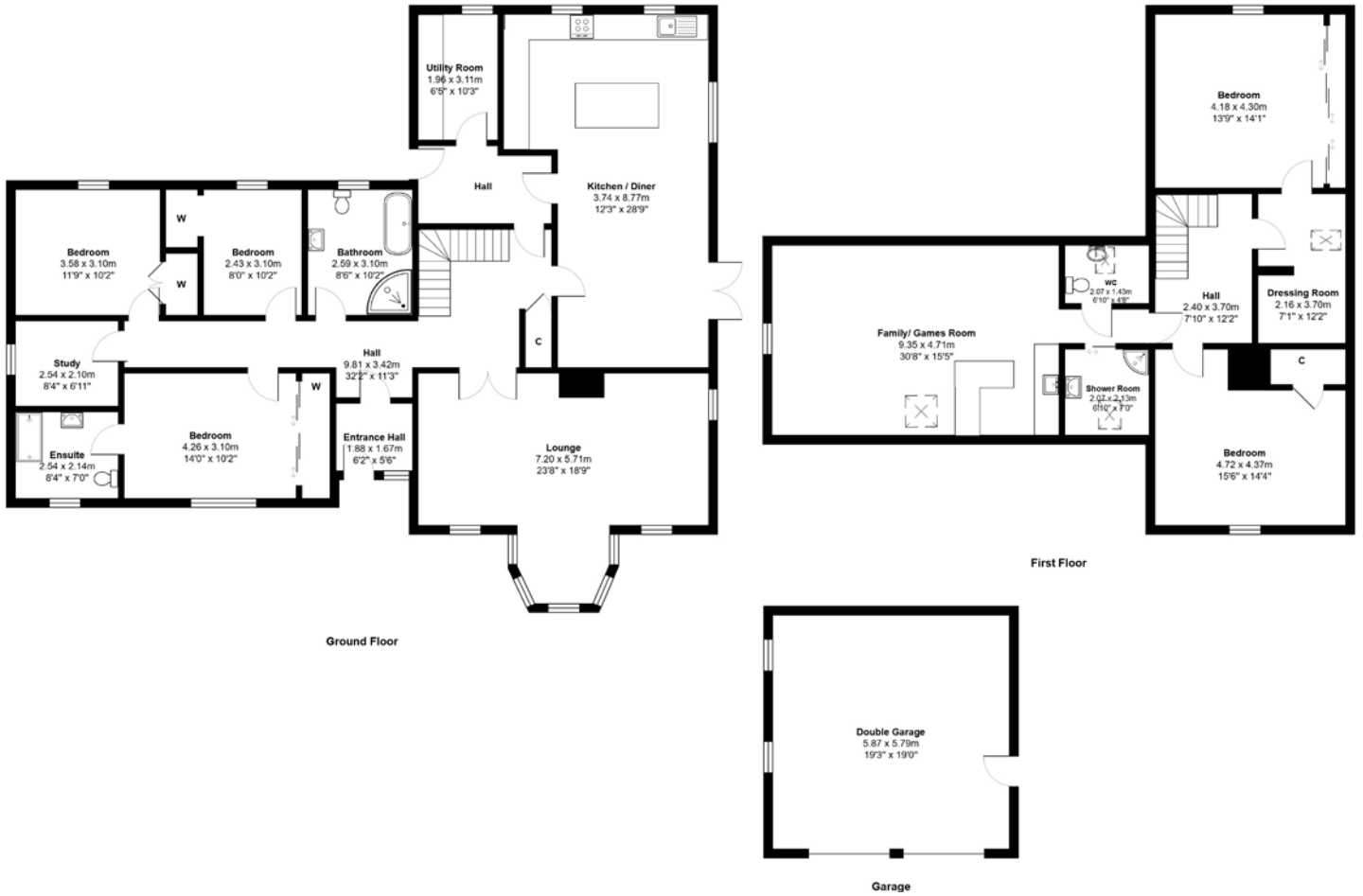
You have a choice of where you choose to sit so that you can enjoy the views, the sun and some alfresco dining, enjoy the summer house with a jacuzzi, or relax by the waterfall leading to the enclosed pond area stocked with fish. Adjoining the property and with direct access there is a 6 acre field laid to grass with field shelters, water and electricity

EXTERNALS



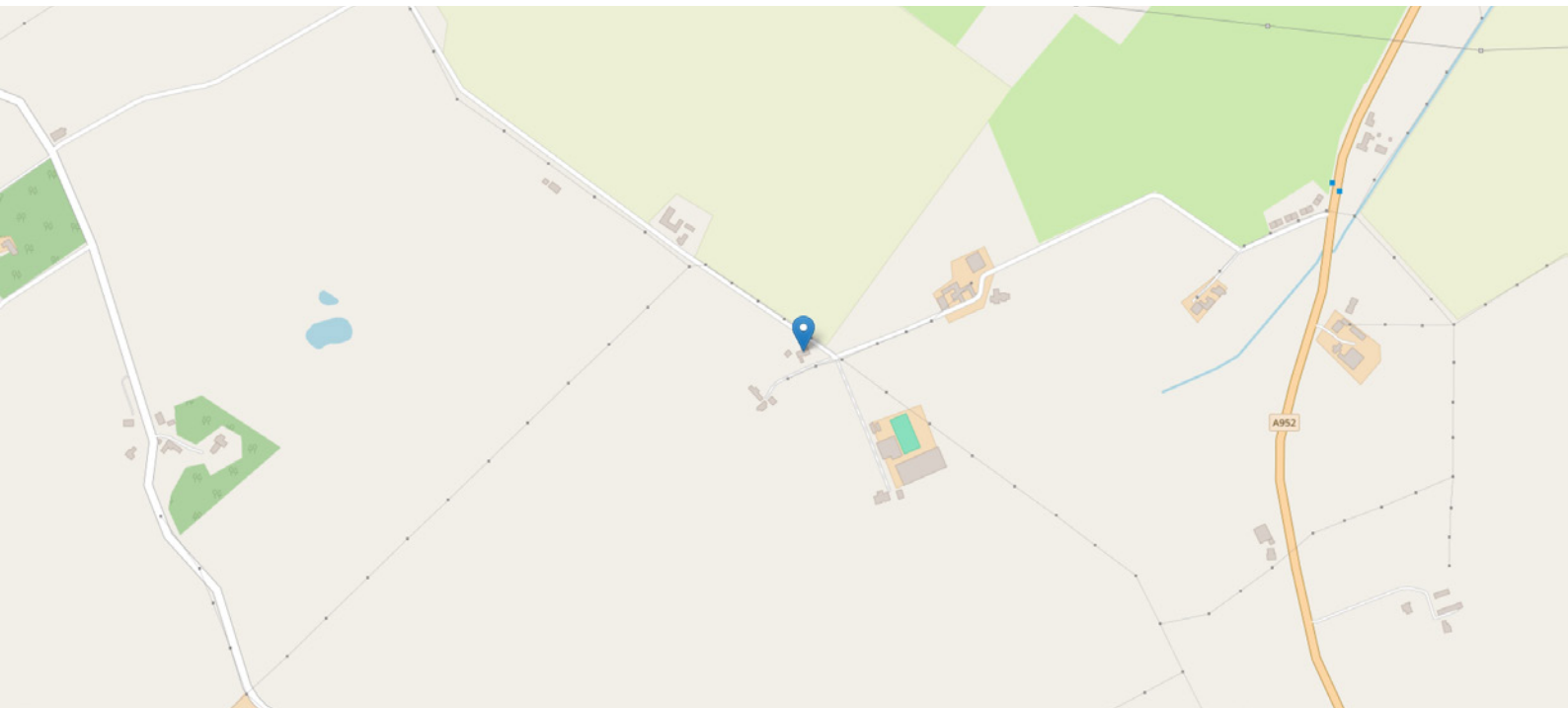


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 283m² | EPC Rating: D



THE LOCATION

“Tigh Na Tochail” is situated in a rural location with fantastic views across the open countryside, approximately 4 miles south of the popular village of Mintlaw. Within this vibrant country village, there is a wide range of facilities, including local shops, a supermarket, a post office, an NHS health centre, a pharmacy, fantastic eateries, a choice of takeaway restaurants and a large garage. There is also pre-schooling, a choice of 2 primary schools, and a highly regarded secondary school with a multitude of after-school clubs.





Also located close by is Aden Country Park with its numerous facilities for all the family, dog walking, horse riding, cycling, a superb lake, a ruined mansion, and a farming museum with café, all of which are busy throughout the seasons. The historic Old Monastery of Deer is also close by. The sporting enthusiast is spoilt for choice with an abundance of clubs for all ages, from jogging, walking, tennis and golf. For the fishing enthusiast, there is the forty-acre Pitfour Lake with an angling club where specimen-sized fish are regularly caught.

Not forgetting the River Ugie, renowned for its salmon and trout fishing. The location would be ideal as a commuter base to enjoy the peace and the tranquillity of rural life, with the fabulous East Coast beaches and rugged coastline a short distance away.

Aberdeen City is approximately 25 miles south of the property. It is easily commutable with the Aberdeen Western Peripheral Route (Bypass), reducing the travelling time to both Aberdeen City and Dyce Airport. The city offers excellent Bus and Rail service, with national and International flights being provided from Dyce Airport. All areas and towns around Mintlaw are well served by regular local transport.



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