



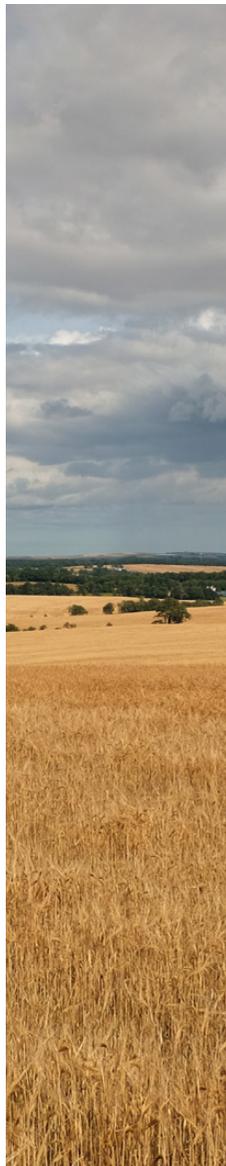

McEwan Fraser Legal

Solicitors & Estate Agents

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Heath Cottage

COOPERS BRAE, PETERHEAD, AB42 4TN



The Location

PETERHEAD, AB42 4TN

Longside is a popular country village with a strong sense of local community spirit, located on the A950 and equidistant to the two larger towns of Mintlaw and Peterhead. Within the village, there are two local shops, a coffee shop/cafeteria and superb state-of-the-art primary school with senior schooling at nearby Mintlaw or Peterhead. Locally there are multiple leisure facilities include walking clubs, golf course, social clubs and a tennis club.

A comprehensive bus network operates through the village which is within easy commuting distance of Aberdeen and Dyce Airport, especially now with the completion of the Aberdeen Western Peripheral Route & By-Pass with many commuters use the Park & Ride facility at Ellon.

Nearby Peterhead which is the largest fishing port in Scotland has a good range of amenities including a variety of shops, supermarkets, restaurants, hotels, sporting facilities and a community centre. There is a range of primary schools and Peterhead Academy pro-vides good secondary schooling.

There is a fabulous golf course, a marina and a range of stunning sandy beaches where there is an abundance of wildlife to be seen such as seals, dolphins the occasional whale and multiple species of seabirds.



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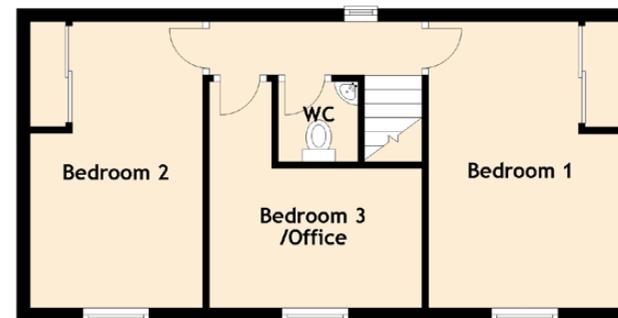
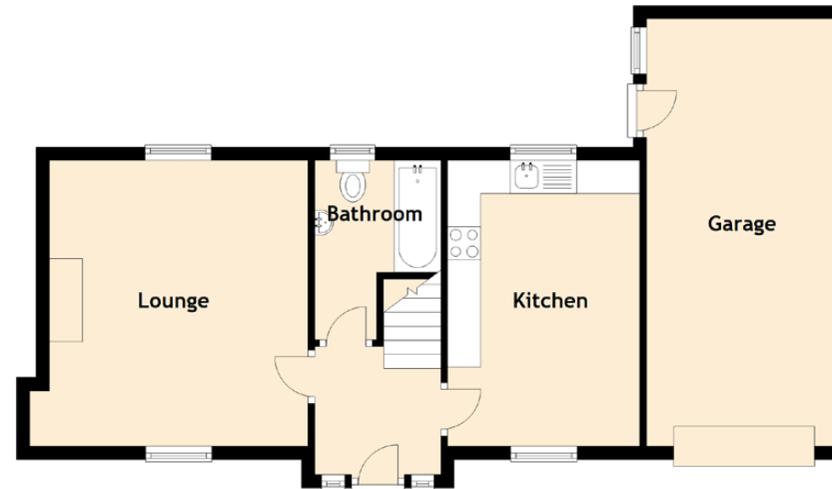
Heath Cottage is located in the quaint and quiet village of Longside and equidistant to the busy towns of Mintlaw to the west and the bustling fishing port of Peterhead to the east.

This three bedroom detached cottage offers spacious living accommodation over two floors which the present owners have maintained to a high standard throughout their tenure. The property further benefits from uPVC double glazing (with the exception of one window in the kitchen), together with oil fired central heating. This spacious home would suit the first time purchaser, or the young family early viewing is highly recommended.

The accommodation consists of a bright and airy entrance porch leading to the hallway. The spacious lounge has dual aspect windows, a large dining kitchen with multiple wall and base units with contrasting worktops and some integrated appliances, and allows access to the rear integrated garage and workshop. A centrally located family bathroom with shower over the bath completes the ground. A carpeted staircase with wooden balustrade leads to the first floor where you have the three bedrooms, one of which is currently being used as an office. A small cloakroom on this floor completes the accommodation. In addition, there are ample storage cupboards throughout the property.

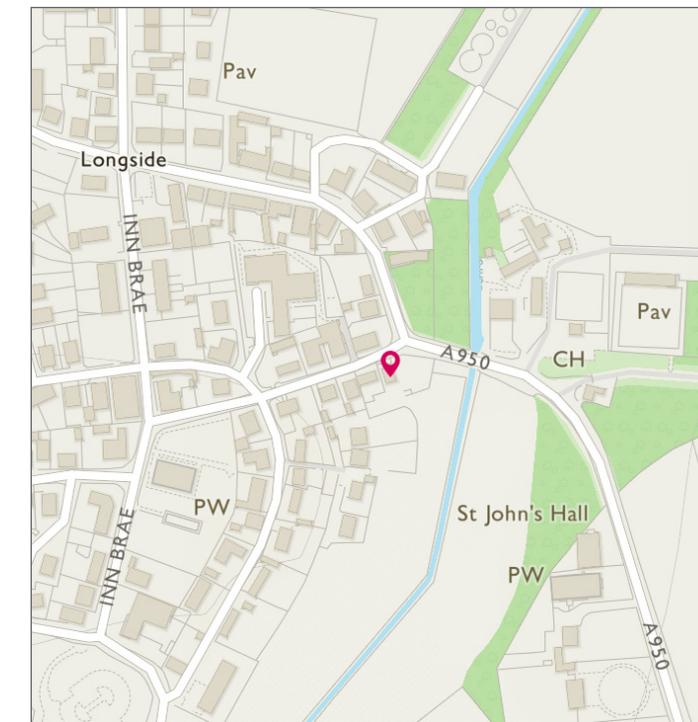
An un-gated drive to the front of the integrated garage and house allows off-street parking for two vehicles. The front garden has a boundary wall with gate and is laid mostly to paving stones with sporadic planting of seasonal flowers and mature shrubs, the rear garden has a boundary wall and is gated accessed from the side lane or the integrated garage, laid to paving stones for ease of maintenance and provides a secure environment for those with children or pets. The spacious garage is fitted with power and light, with plumbing for an automatic washing machine and has a useful workshop area to the rear.





Details

FLOOR PLAN, DIMENSINS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1" x 3.90m (12'10")
Kitchen	4.60m (15'1" x 2.90m (9'6")
Bedroom 1	4.70m (15'5" x 2.90m (9'6")
Bedroom 2	4.30m (14'1" x 2.60m (8'6")
Bedroom 3/Office	3.40m (11'2" x 3.20m (10'6")
Bathroom	2.70m (8'10" x 1.90m (6'3")
WC	1.20m (3'11" x 1.20m (3'11")

Gross internal floor area (m²): 87m²

EPC Rating: F

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings are included in the sale.



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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer