

2 Bruce Brae

LONGSIDE, PETERHEAD, ABERDEENSHIRE, AB42 4SY



Detached three-bedroom, immaculate walk-in condition close to amenities



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2 Bruce Brae Longside is a three-bedroom detached dwelling in a popular residential location, presented to the market in an immaculate walk-in condition with spacious living accommodations over two floors. The current owners during their tenure have maintained and upgraded to an exceptional standard. The property further benefits from superior fixtures and fittings, a recent kitchen, full double glazing, and an oil-fired heating system, with immaculate décor throughout.

To fully appreciate the standard and living accommodation of this property early viewing is a must and highly recommended.

THE LOUNGE



The accommodation comprises the front door to the hallway and all accommodation. Guest WC off the hallway and the spacious lounge is flooded with natural light from the large picture window to the front of the property.

THE KITCHEN



Situated at the rear of the property, is the modern dining kitchen fitted with wall and base units with complementing work surfaces with superior integrated appliances. Off the kitchen is the utility room with access to the rear garden which is integrated.



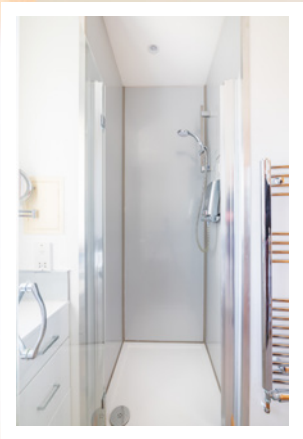
THE UTILITY & WC





A carpeted staircase with a wooden balustrade leads to the first floor. There are three double bedrooms and a centrally located family bathroom with a separate shower cubical. In addition, there are storage cupboards on both floors.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



To the front of the property, there is off-street parking side by side on a loc-bloc driveway for at least 3 vehicles, the remaining front garden is laid to lawn. The spacious rear garden is accessed at the side of the property through a large gate or from the utility room a high perimeter fence on three sides makes a safe environment for children and pets alike.

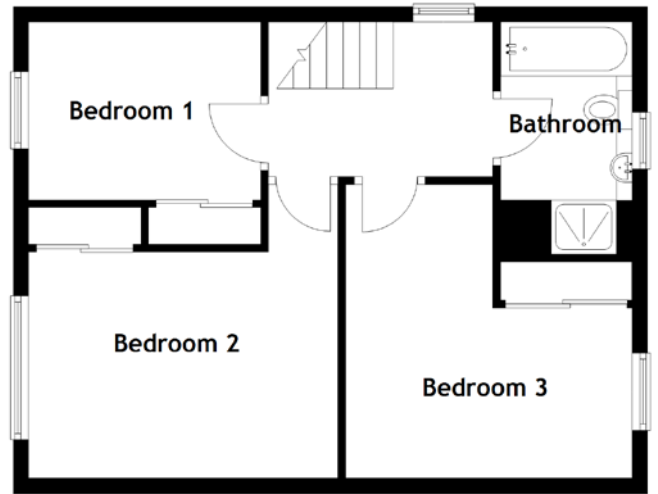
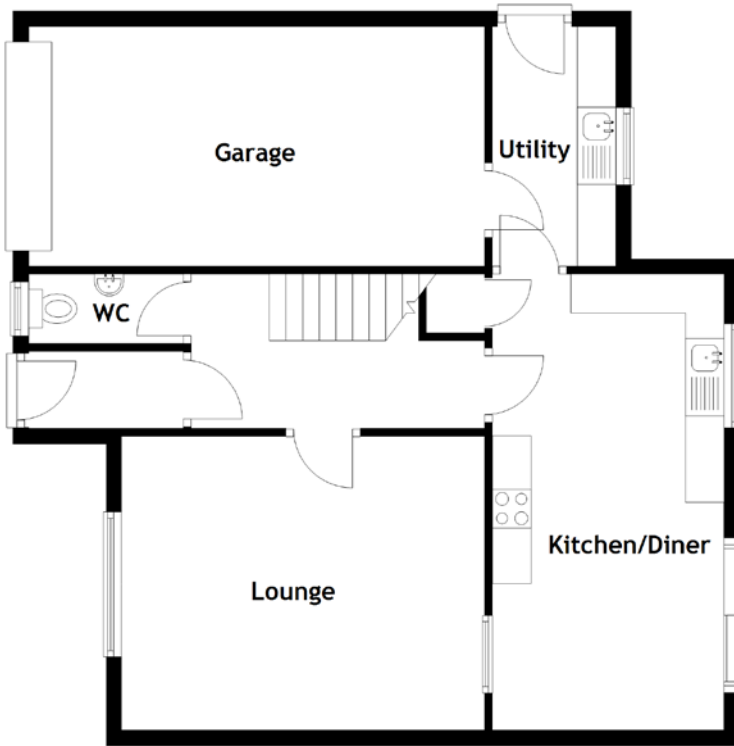
This garden is laid to lawn perfect for some al-fresco dining, entertaining, and catching the sun.

The property has mains electricity, drains, water, and an oil-fired heating system.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



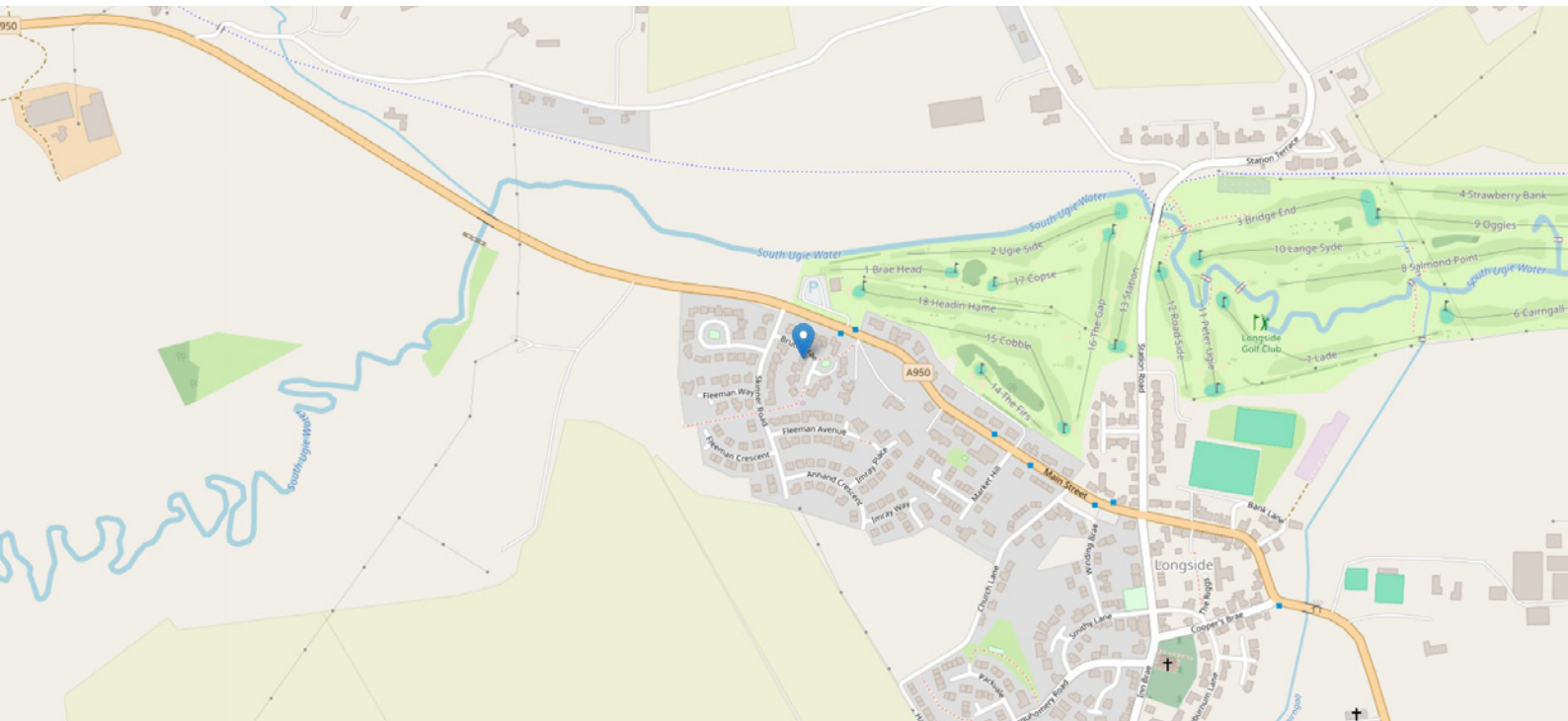
Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.80m (12'6")
Kitchen/Diner	5.90m (19'4") x 3.00m (9'10")
WC	2.00m (6'7") x 0.90m (2'11")
Utility	3.10m (10'2") x 1.60m (5'3")
Bedroom 1	3.00m (9'10") x 2.30m (7'7")
Bedroom 2	4.00m (13'1") x 3.70m (12'1")

Bedroom 3	3.80m (12'6") x 3.70m (12'2")
Bathroom	3.00m (9'10") x 1.70m (5'7")
Garage	5.90m (19'4") x 3.10m (10'2")

Gross internal floor area (m²): 101m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, various curtains, and some light fittings are included in the sale.



THE LOCATION

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 a superb state-of-the-art primary school with senior schooling at nearby Mintlaw or Peterhead. Locally there are multiple leisure facilities including walking clubs, a 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 By-Pass (Aberdeen Western Peripheral Route) with many commuters using the Park & Ride facility at Ellon.

The nearby coastal town of Peterhead is steeped in history, the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents. Founded in 1593, it developed as a port and functioned briefly as a fashionable 18th-century spa, currently, it is one of the largest white fish markets in Europe. The town has a good range of amenities including a variety of shops, supermarkets, restaurants, hotels, sporting facilities, and a community centre.

Within the town, there are a choice of primary schools and Peterhead Academy provides 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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