





# 3 THE SQUARE

**STUARTFIELD, ABERDEENSHIRE, AB42 5HN**

Stuartfield is a quiet, picturesque village approximately 10 miles west of Peterhead and 30 miles North of Aberdeen, Ideally located for commuting to Aberdeen in the south especially now that the AWPR is opened, (Aberdeen Western Peripheral Route) and the industrial fishing towns of Fraserburgh and Peterhead in the north.

This award winning village boasts a range of amenities including a village shop, butchers, pre-school and primary school, a pub/inn, as well as a tennis court and a children's play park. Secondary schooling is catered for at Mintlaw Academy approximately 3 miles away. Within Mintlaw there is a wider range of facilities including a variety of local shops, two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, Post Office, filling-station with a shop attached, garage, library, hotels, pubs, and several takeaway food outlets. There is also the recently opened MACBI Community Hub, a centre offering a range of activities. Also located close by is Aden Country Park, a fantastic location with numerous parks, for children, dog walking, cycling etc. a superb lake a ruined Mansion a farming museum and café all add to the appeal of this Country park. Also nearby is the historic Old Monastery of Deer.





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3 The Square is located in the award-winning, quaint and quiet village of Stuartfield, Offering spacious living accommodation over two levels. The property requires slight modernization which has been reflected in the Home Report value. The property further benefits from double glazing and oil-fired central heating. This spacious home would suit the young family with room to grow or the extended family. Early viewing is a must to appreciate all that is on offer.

The accommodation comprises; rear porch leading to sunroom and guest WC with shower cubical, dining kitchen with multiple wall and base units with contrasting worktops, the reception room is huge and has a real working fire as its main focal point. A carpeted staircase from the front hall leads to the first-floor landing where you have a centrally located family bathroom with separate shower cubical, three double bedrooms two of which have fitted wardrobes, a further carpeted staircase with wooden balustrade leads to the attic conversion and a further double bedroom or games room for the children; in addition, there are ample storage cupboards throughout the property.







# SPECIFICATIONS & DETAILS

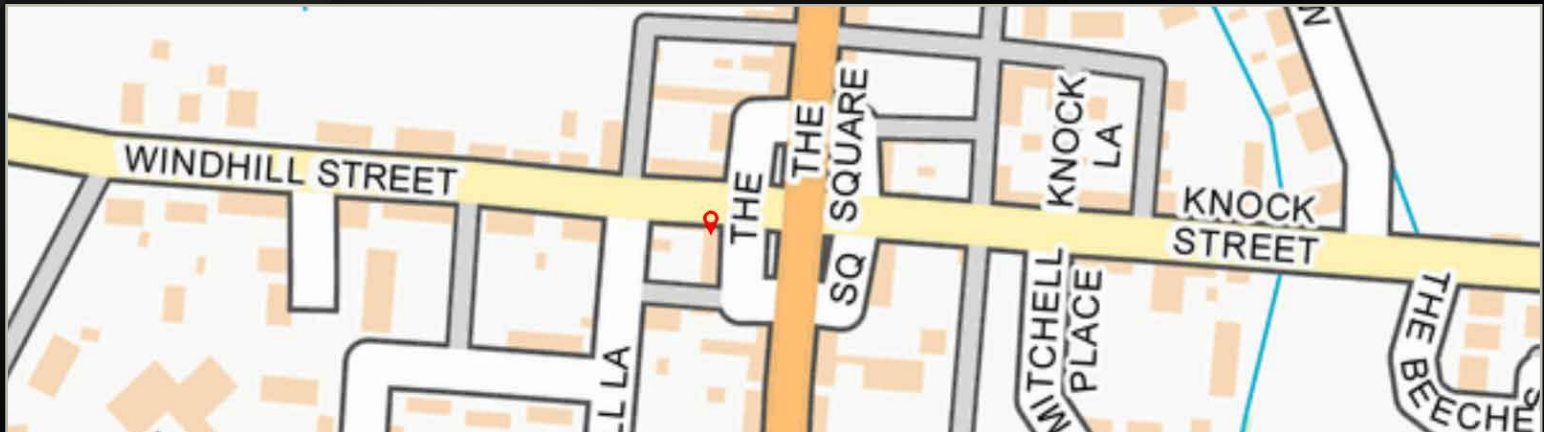
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	8.50m (27'11") x 3.50m (11'6")
Kitchen	6.30m (20'8") x 4.10m (13'5")
Sun Room	2.80m (9'2") x 1.80m (5'11")
Shower Room	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bedroom 3	3.50m (11'6") x 1.90m (6'3")
Bathroom	3.40m (11'2") x 1.90m (6'3")
Loft Space	5.30m (17'5") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 136m<sup>2</sup>  
EPC Rating: F







A substantial garden to the rear of the property, where you have off-street parking for several vehicles immediately in front of the stone build garage and workshop, with further parking on the gated drive to the side of the garage.

The garden is laid to decorative stone chip with borders containing sporadic planting of various plants & Shrubs. The garden has a large perimeter wall on two sides and is gated creating a secure environment for those with children or pets.

# McEwan Fraser Legal

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