




McEwan Fraser Legal

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Smithy House

RORA, PETERHEAD, ABERDEENSHIRE, AB42 4UZ



SMITHY HOUSE

RORA, ABERDEENSHIRE

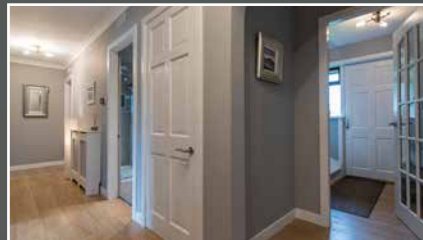
Smithy House is located in a small rural hamlet called Rora, this countryside location with its views across open fields sits approximately 5 miles north of the vibrant seaside town of Peterhead, steeped in history and the largest town settlement in Aberdeenshire. It's the most Eastern

port in Scotland with a thriving harbour and bustling fish market providing a service to the fishing, oil & gas and other maritime industries.

Peterhead provides all that one would expect from modern-day living, including a multitude of local shops,

pubs, restaurants, eateries galore and major supermarkets. There is NHS facility's available with a choice of primary schools and higher education available at Peterhead Academy. Further schooling and local amenities can be found in the nearby villages of Longside approximately 3 miles

which has the closest primary school and the ever-expanding village of Mintlaw approximately 5 miles where there are multiple local amenities including primary and secondary education facilities.



Smithy House is a superior three bedroom detached dwelling on a single level with the potential to extend into the attic space. This well-proportioned property with its substantial accommodation has been tastefully decorated throughout in a fresh neutral tone, with the current owners continually upgrading to an exceptionally high standard. A recently installed bespoke



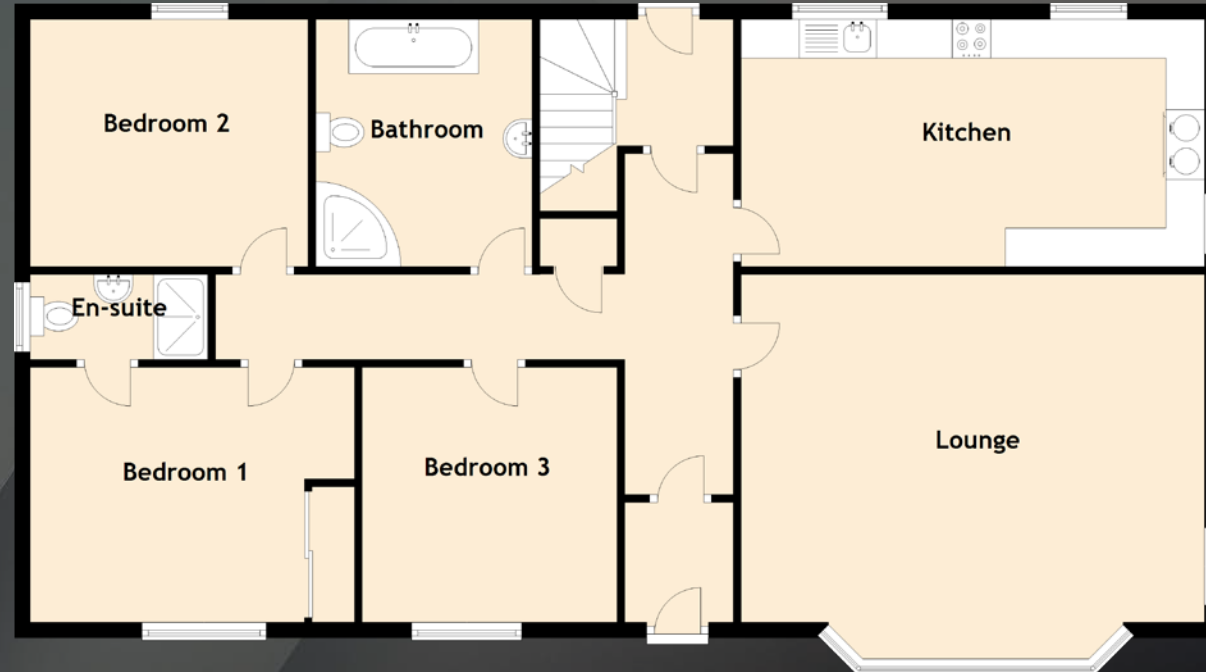
bathroom and stylish en-suite shower room are some of the fantastic upgrades that this property has to offer. Further benefiting from full double glazing, oil fired central heating and stylish fittings and finishing's throughout. Would undoubtedly suit the young family with room to grow, the professional or the newly retired couple looking for that peaceful countryside living.

The property comprises; entrance vestibule, hallway leading to all accommodation, exceptional bright lounge with bay window and formal dining area, stylish country kitchen with an AGA style cooker, and breakfasting area. A stunning four-piece centrally located family bathroom, Master bedroom with en-suite shower room, two further double bedrooms, a

staircase leads to the converted attic which could lend to being a superb games room, home office or potentially a further two bedrooms; in addition, you have ample storage facilities and cupboards throughout the property. To the front of the property there is a gated driveway laid to decorative stone chip with parking for numerous vehicles



and leads to the large garage, the Old Smiddy, and the property. Intertwining pathways lead to several seating areas throughout the stunning gardens that surround the property, laid mostly to lawn with borders that contain a wealth of mature shrubs, plants, trees and seasonal flowers that are awash with colour throughout the year.



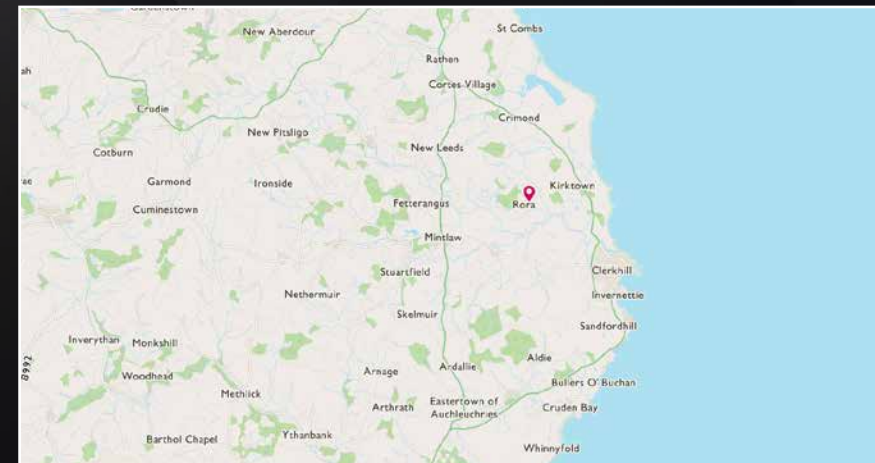
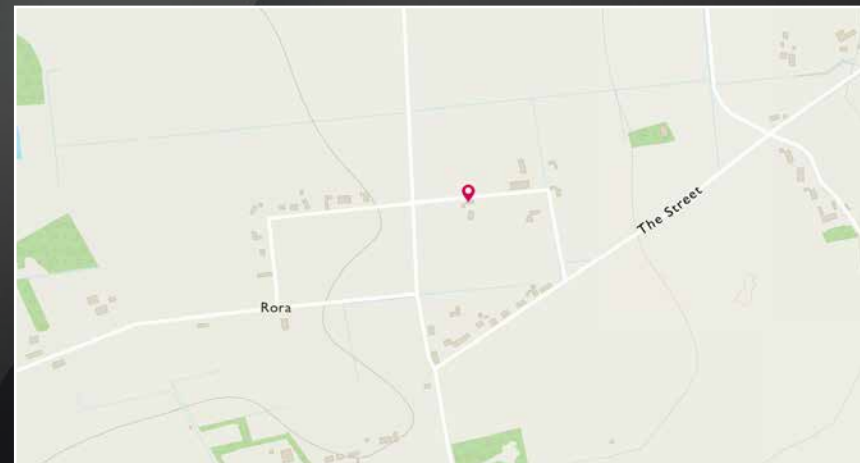
Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.50m (14'9")
Kitchen	5.90m (19'4") x 3.20m (10'6")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
En-suite	2.30m (7'7") x 1.10m (3'7")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bathroom	3.20m (10'6") x 2.80m (9'2")

Gross internal floor area (m²): 119m²

EPC Rating: D

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





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Text and description
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 Photographer



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