

Corse View

MINTLAW, PETERHEAD, ABERDEENSHIRE, AB42 4HH



*A pretty, double fronted, granite cottage
with around 4.5 acres, stables and menage*



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McEwan Fraser Legal is delighted to present this two double bedroom cottage in an outstanding rural location within easy distance of Fraserburgh and Peterhead, with the village of Mintlaw nearby.

THE KITCHEN



The house has a fabulous eat-in kitchen with an Aga, a cosy and traditional lounge with a multi-fuel stove, a bathroom, a conservatory and a useful utility room.

THE UTILITY



THE LOUNGE



THE CONSERVATORY



THE BATHROOM



On the first floor, there are two double bedrooms.



BEDROOM 1



BEDROOM 2



The house has land extending to around four and a half acres, it is set on a quiet country lane with ample off-road parking, adjacent to the house. Also adjacent to the house is a brick stable block with stables, hot water boiler and horse solarium, feed room, power and light. Across the lane is the main portion of land, which is laid to paddocks, mostly level with a menage.

AGENTS NOTE: There is a planning application submitted for a dwelling to the rear of this property. A copy/link to the planning is available on request.

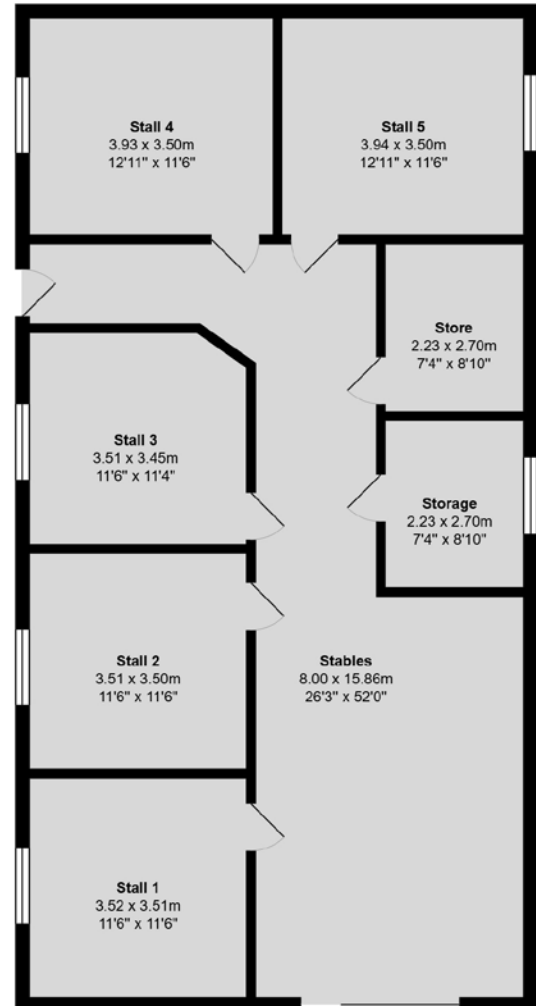
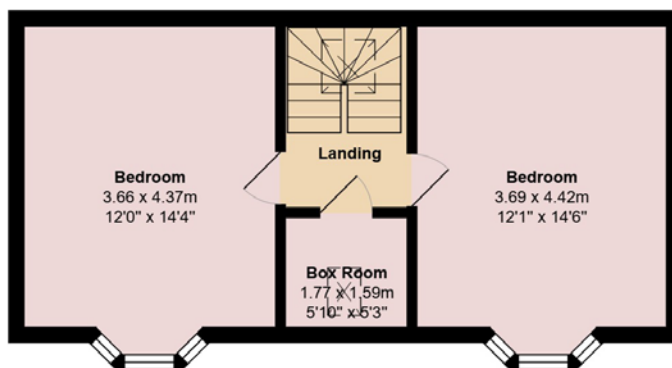
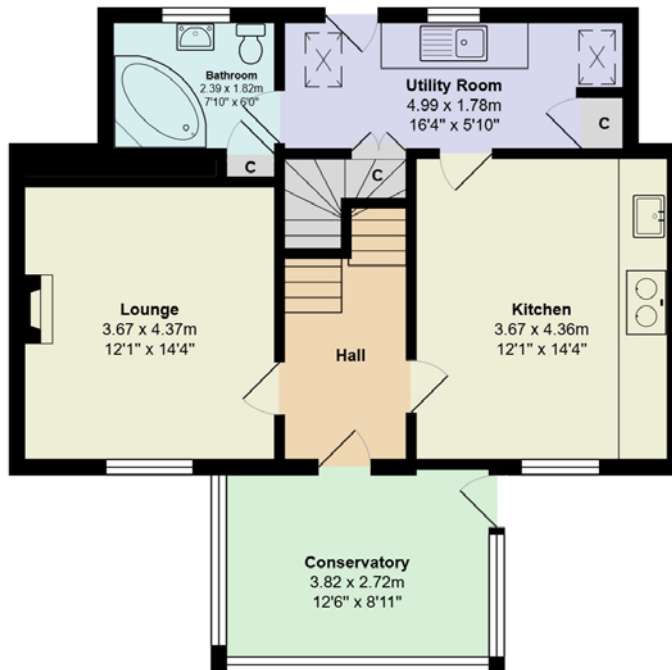
EXTERNALS





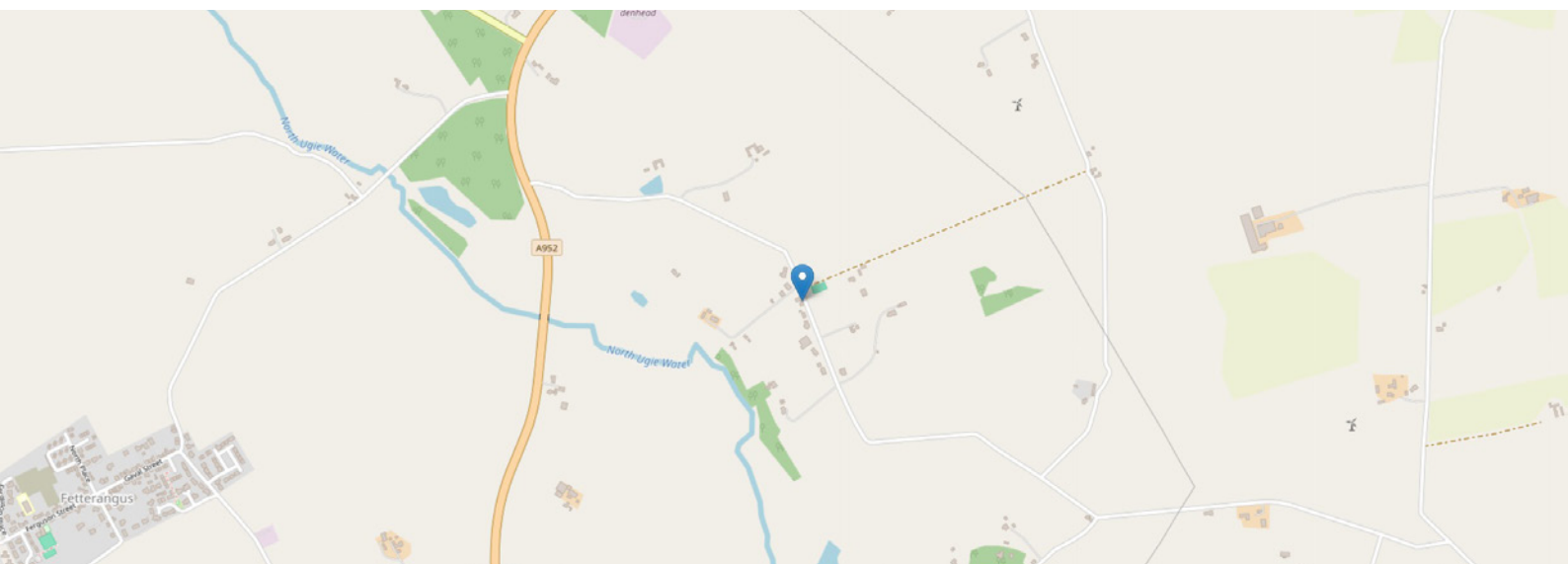


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 114m² | EPC Rating: E



THE LOCATION

Corse View is set in rolling Aberdeenshire countryside, some 10 miles and 11 miles from Fraserburgh and Peterhead respectively, both of which offer all the usual facilities.





Nearby, Mintlaw is a good-sized village with an academy, convenience stores, a garage and takeaways. There are beautiful country walks surrounding the village, and unspoilt beaches and pretty fishing villages within an easy drive.

Aberdeen City and Dyce International Airport are about a 40-minute drive south in normal conditions.




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