



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Park Vale**

LONGSIDE, PETERHEAD, ABERDEENSHIRE, AB42 4XW

## 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, a superb state-of-the-art primary school with senior schooling at nearby Mintlaw or Peterhead. Multiple leisure facilities include walking clubs, golf course, golf and social clubs and a tennis club. A comprehensive bus network operates through the village which is well within commuting distance of Aberdeen and the Airport at Dyce and 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 and hotels, sporting facilities and a community centre. The town has good bus links to the city, the Airport and surrounding areas. There is a range 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.



## the property

This stunning property 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 is quite simply a stunning bare brick renovation of a single storey dwelling that has been renovated to the highest specifications by a renowned local tradesperson and provides fantastic modern day living. The property boasts many appealing features: fantastic decor, superior stylish fittings and furnishings including the use of quality oak materials throughout. A stunning modern kitchen and bathroom, a spacious front room with a multi-fuel stove as a centrepiece are just some of the eye-catching features. The property also benefits from newly fitted UPVC windows and exterior door, totally rewired to comply with current legislation, and a completely new economical electrical heating system. With its cul-de-sac quite location it would suit the retired couple or a fantastic first-time purchase. To fully appreciate the quality of this home it is a must view, you will not be disappointed.

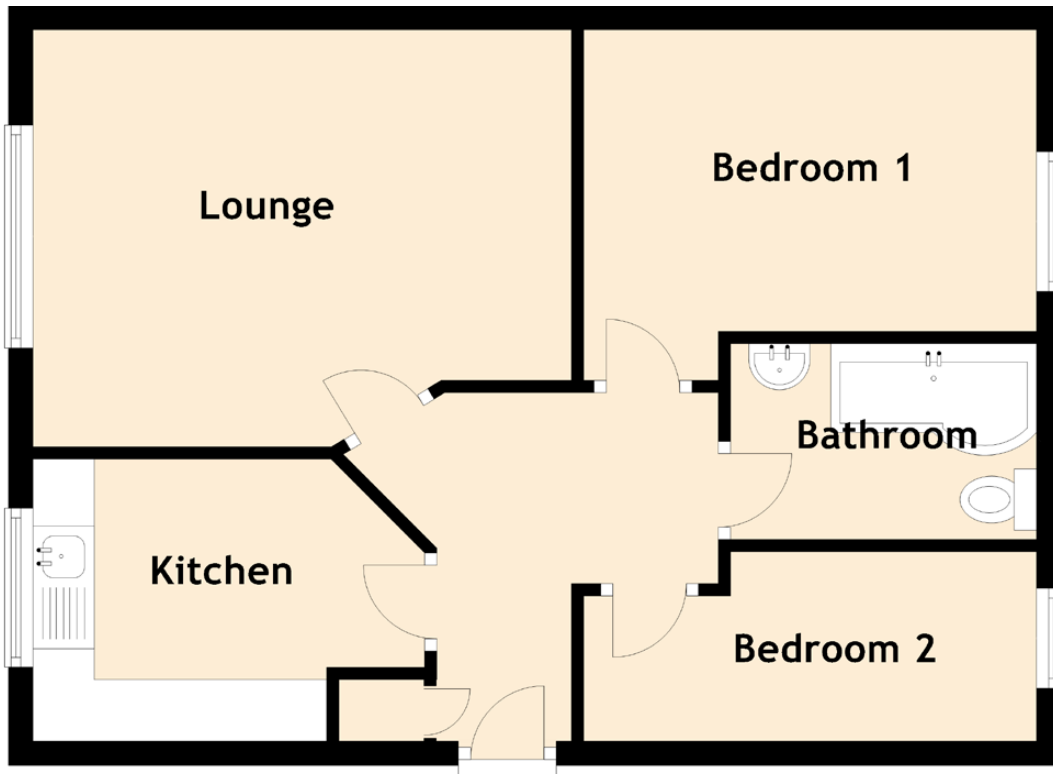


## the property

The accommodation comprises a hallway leading to all further accommodation, formal reception lounge with attractive multi-fuel stove. A fully fitted and equipped kitchen with multiple wall and base units. Spacious double bedroom with a centrally located bathroom with power shower over the bath a single bedroom completes the accommodation. The attic space is accessed via a Ramsey style ladder and provides super additional storage.

To the front and side of the property a walled garden both have multiple types of shrubs, plants and seasonal flowers which are awash with colour throughout the year. To the rear of the property a spacious rear garden is laid to decorative stone chip for ease of maintenance and allows off road parking. A large wooden garden shed provides extra storage which if removed could allow for the erection of a car garage or carport.



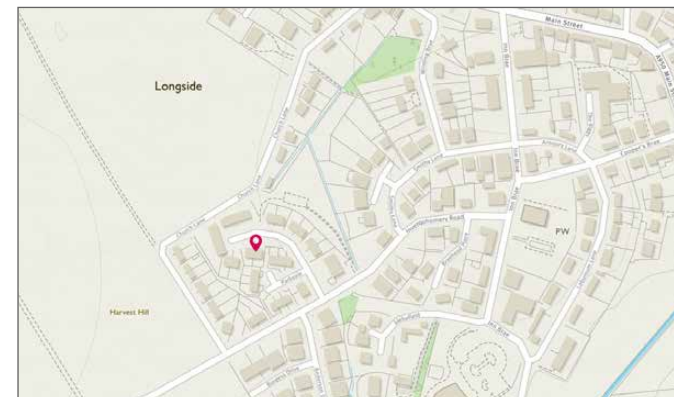


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	2.82m (9'3") x 2.30m (7'7")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 1.40m (4'7")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>

EPC Rating: E



  
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Part  
Exchange  
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Text and description  
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