



Solicitors & Estate Agents

01224 472 441

North Croft Braeside

HYTHIE, MINTLAW, PETERHEAD, ABERDEENSHIRE, AB42 4HH



THE LOCATION

HYTHIE, MINTLAW, PETERHEAD,
ABERDEENSHIRE, AB42 4HH

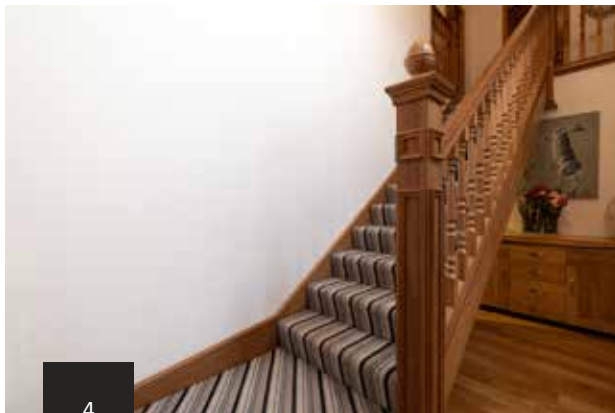
North Croft Braeside is located in a fantastic elevated rural location with stunning uninterrupted views across the open countryside approximately 3 miles north of the popular picturesque village of Mintlaw.

Within this vibrant country village, there is a wide range of facilities including a variety of local shops, including a small supermarket, Post Office, NHS health centre, pharmacy, fantastic eateries, a choice of takeaway restaurants and a large garage. There is also pre-schooling a choice of 2 primary schools and a highly regarded secondary school which has a multitude of after school clubs with a “dial a bus” transport to take the children home.

Also located close by is Aden Country Park with its numerous facilities for all the family, dog walking, cycling, a superb lake, ruined Mansion and a farming museum with café all of which are busy throughout the seasons. The historic Old Monastery of Deer is also close by. The sporting enthusiast is spoilt for choice with an abundance of clubs for all ages from jogging, walking, tennis and golf. For the fishing enthusiast, there is the forty-acre Pitfour Lake with angling club where specimen sized fish are regularly caught. Not forgetting the River Ugie where the owners have fishing rights to the salmon and trout on the bank that runs through the property.

The city centre of Aberdeen is approximately 30 miles to the south of the property and is easily commutable now that the Aberdeen Western Peripheral Route (Bypass) is fully opened reducing the travelling time to within 35 minutes to both Aberdeen itself and the airport. The city offers excellent Bus and Rail service with national and International flights being provided from Dyce Airport, all areas and towns around Mintlaw are well served by regular local transport.





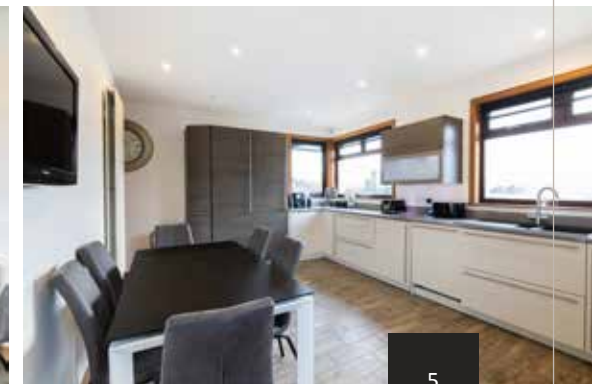
NORTH CROFT BRAESIDE

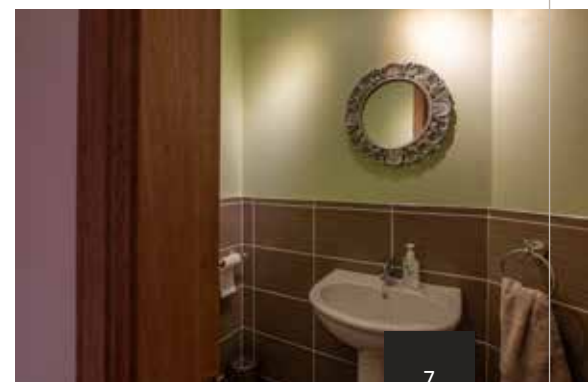
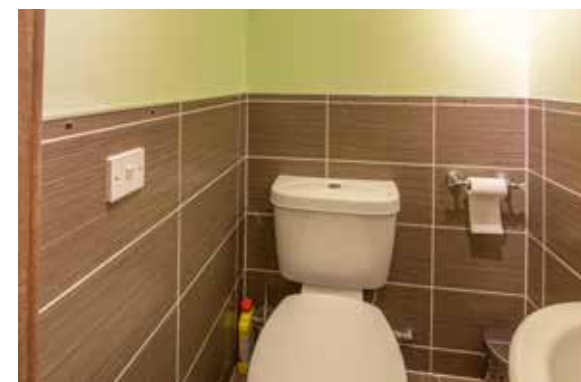
HYTHIE, MINTLAW, PETERHEAD,
ABERDEENSHIRE, AB42 4HH

North Croft Braeside, Hythie, has been architecturally designed and extended in 2016 to the highest of specifications which is evident throughout this exceptionally spacious detached dwelling.

Affording excellent family accommodation over two floors, and situated in a desirable elevated rural location with stunning uninterrupted views. The property is further enhanced with double glazed UPVC windows throughout, oil fired central heating with a recently fitted external boiler, superior hardwood fixtures and fittings with immaculate floor coverings and décor. Undoubtedly a must-view property and the only way to appreciate the location and all that this property has to offer. You will not be disappointed.

The older part of the house comprises of a vestibule leading to the bright and airy reception hall and all further accommodation. The original lounge with large picture window and working coal fire with an ornate handcrafted fireplace adds that traditional farmhouse appeal and a touch of grandeur. The spacious dining kitchen is the heart of this lovely home fitted with a range of high quality integrated appliances with an excellent range of wall and base units with contrasting worktops. A centrally located family bathroom with Jacuzzi bath and separate shower cubical, master bedroom with en-suite shower room, a guest double bedroom, and music room/bedroom 5. All bedrooms, other than bedroom 4, have fitted wardrobes.

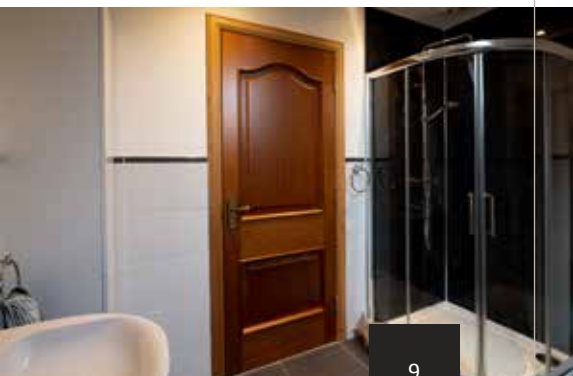




The new part of the property accessed from the same hallway comprises of a fantastic huge family/ reception room with a centrally located multi-fuel stove that assists and supplies the majority of the hot water for the property when it is in use, with multiple windows and patio doors this room is awash with natural light a purposely built bar area is perfect for entertaining. A handcrafted staircase with wooden balustrade illustrates the quality of workmanship throughout and leads to two further double bedrooms with a centrally located shower room, the front bedroom room has balcony doors that allow fantastic views, both bedrooms have fitted wardrobes with additional cupboard space in abundance through the property.

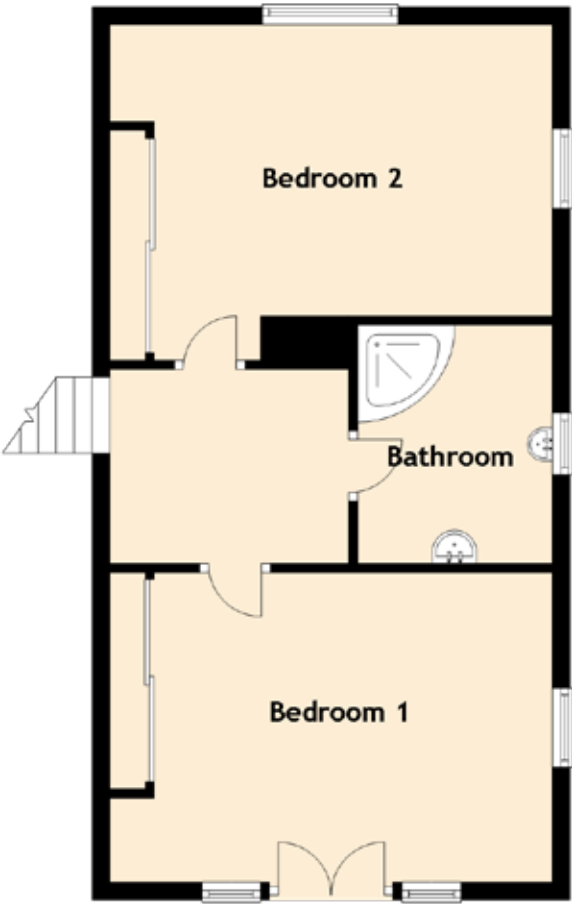
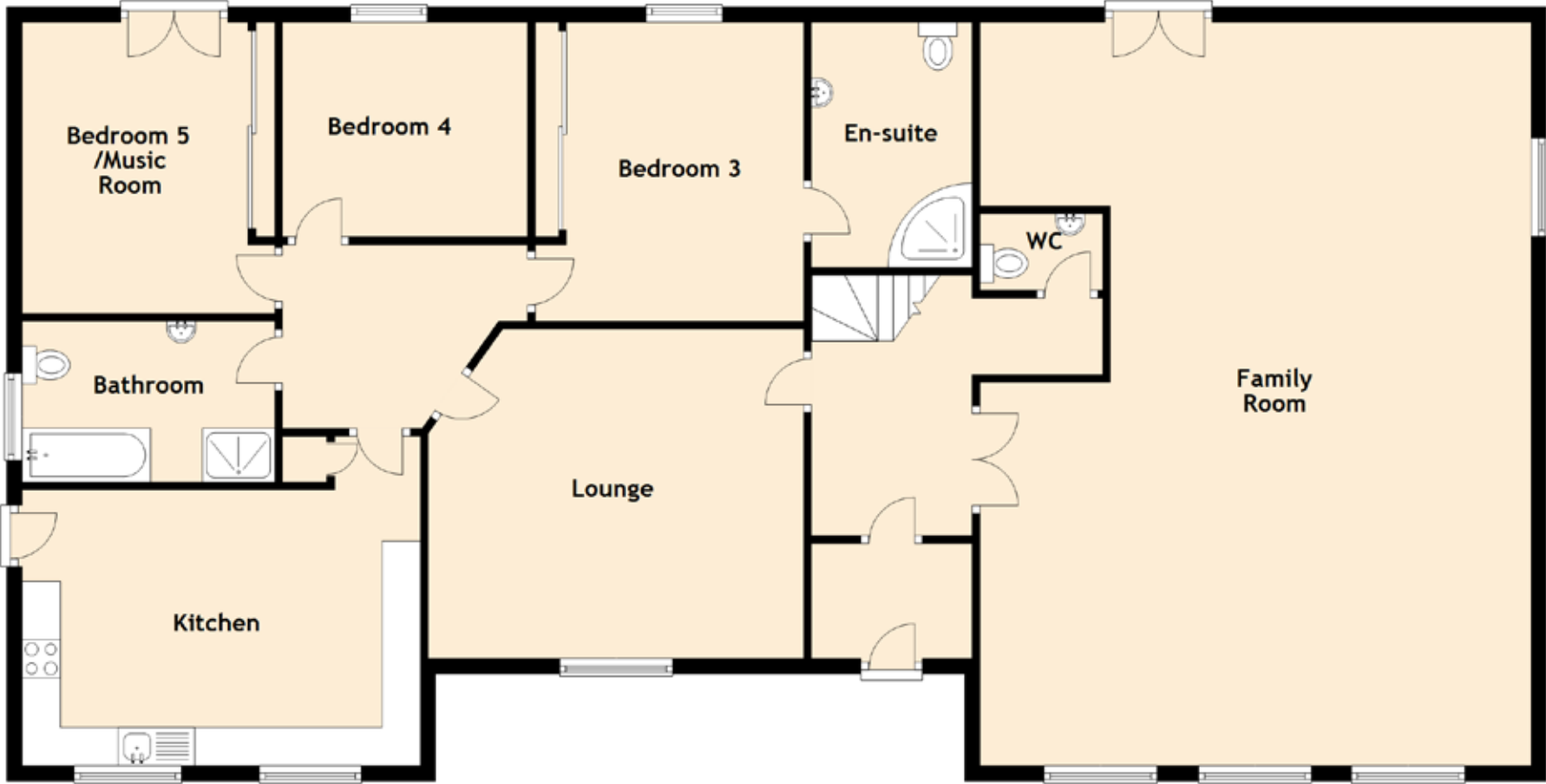
A private road of some 200 hundred meters leads to the recently erected double-gated entry point, where an extensive drive laid to decorative stone chip leads to the property, the stables and large double garage where there is parking for multiple vehicle types. To the side and rear an extensive landscaped lawn area with a large hedge and borders containing various plants, shrubs, there is also sporadic planting of trees within the garden. Incorporated with the property there are approximately 6 acres in total, all of which is fenced and gated and subdivided into paddocks, fields and small woodland, the River Ugie also passes through the lower part of the grounds and is renowned for its trout and salmon, the woodlands are a haven for local wildlife.

The outbuildings consist of a stable block with three large stalls and tack room, a huge double garage with workshop and maintenance pit, both of these have power, light and water. In addition, there are two large outdoor kennels that incorporate a fenced dog run.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	5.20m (17'1") x 4.30m (14'1")
Kitchen	5.20m (17'1") x 3.60m (11'10")
Family Room	9.70m (31'10") x 7.20m (23'7")
Bathroom	3.30m (10'10") x 2.10m (6'11")
Bedroom 3	3.90m (12'10") x 3.10m (10'2")
En-suite	3.40m (11'2") x 2.10m (6'11")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")
Bedroom 5/Music Room	3.80m (12'6") x 3.30m (10'10")
WC	1.60m (5'3") x 1.00m (3'3")

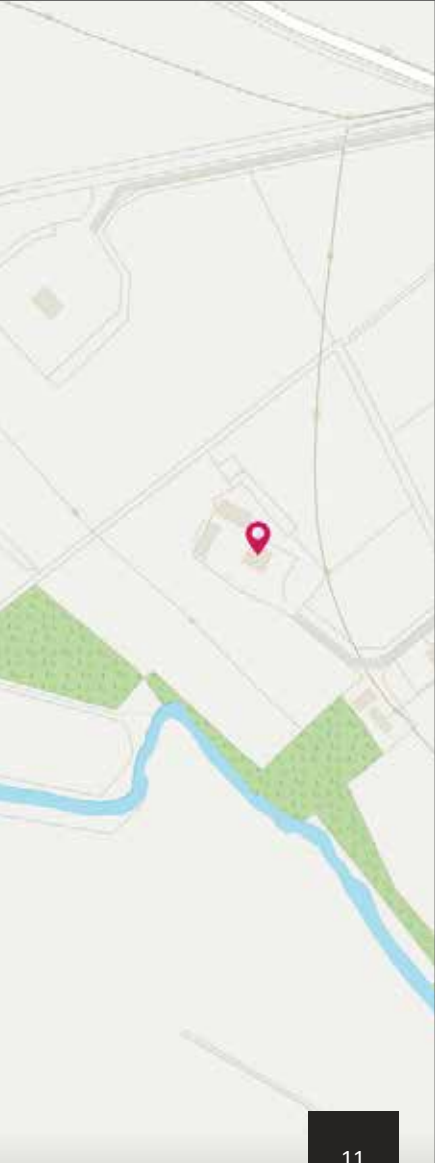
First Floor	
Bedroom 1	5.00m (16'5") x 3.50m (11'6")
Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m²): 239m²

EPC Rating: D

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

Services: Mains electricity, mains water, drains to the septic tank and soak away and oil fired central heating.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer