

Balearn Croft

KININMONTH, PETERHEAD, ABERDEENSHIRE, AB42 4JH



*A BEAUTIFULLY PRESENTED, DETACHED HOUSE
SET IN ABOUT 4 ACRES AND WITH WONDERFUL
COUNTRY VIEWS*



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McEwan Fraser Legal is delighted to present this three/four-bedroom home in an outstanding rural location within easy distance of Fraserburgh and Peterhead with the village of Mintlaw nearby. The house has a reception hall, a cosy and traditional sitting room with multi-fuel stove, dining room/ bedroom four, across the rear of the house is a spacious kitchen/dining room, the heart of the home. The ground floor is completed by a utility room and a shower room.







Dining Room/Bedroom 4







On the first floor there are three double bedrooms and a stylish family bathroom.





Bedroom 2

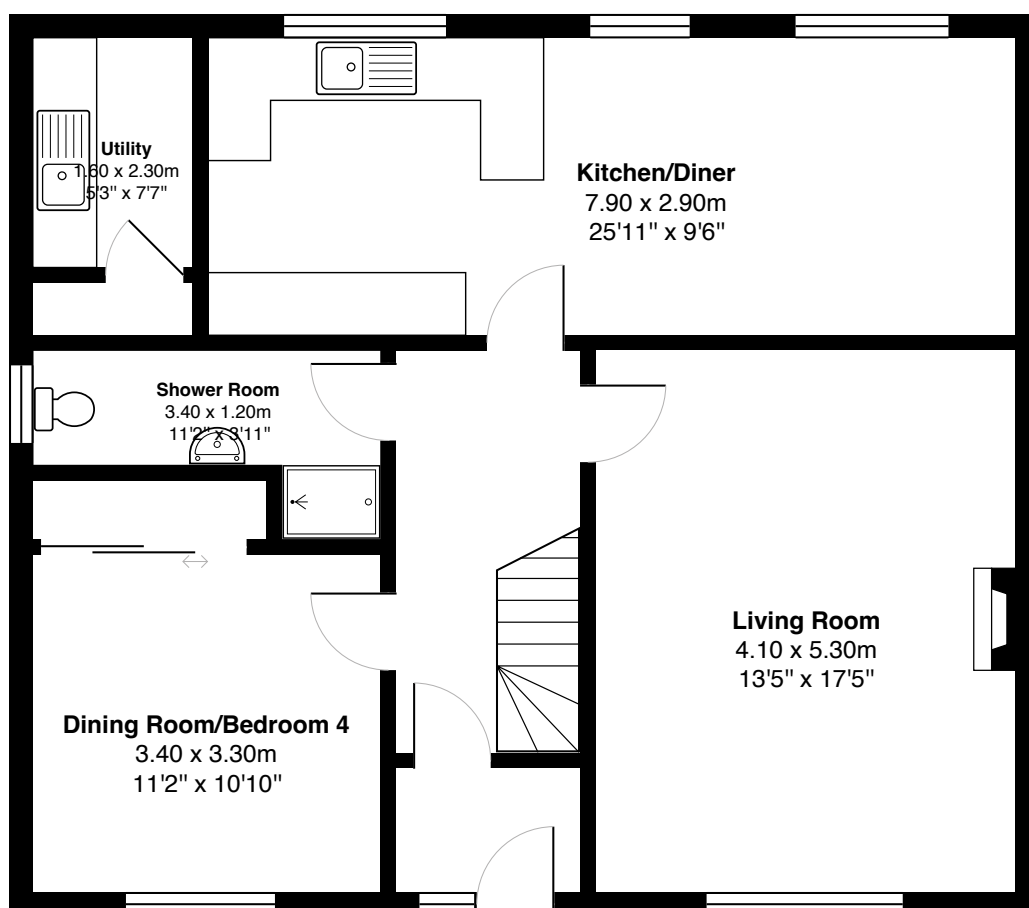
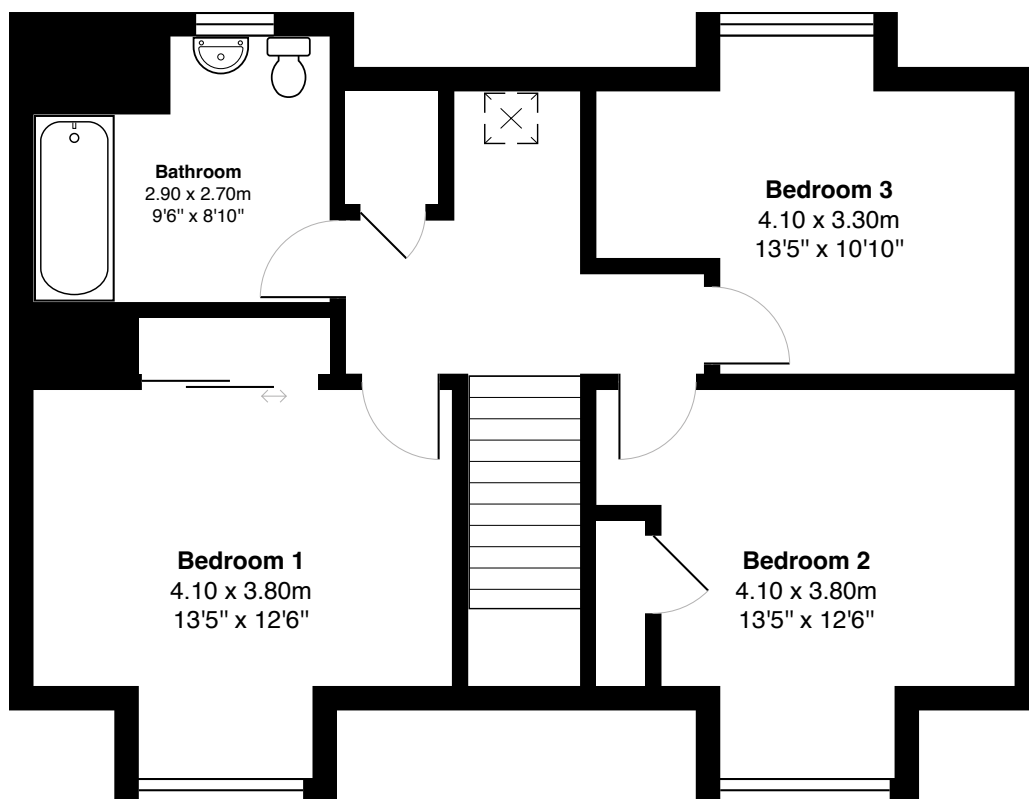




Bedroom 3







Gross internal floor area (m²): 138m²

EPC Rating: C

The house sits centrally in its own plot of around four acres, it is set well back from the lane with no immediate neighbours and a good deal of privacy. The grounds are mostly laid to large expanses of lawn, a small copse, a productive vegetable plot and a summer garden room. To the front of the plot is a small paddock.





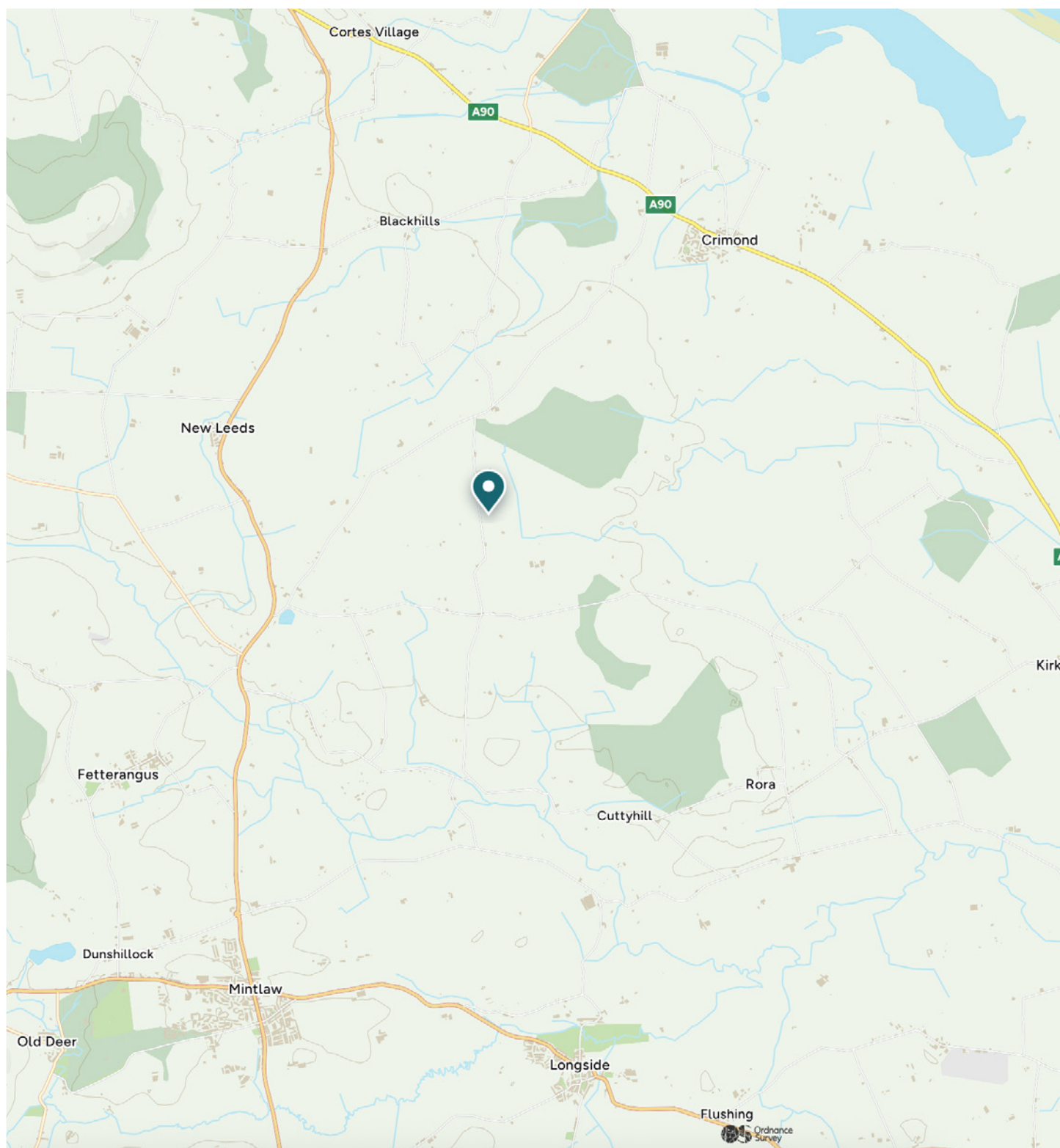


Ballearn Croft is set in rolling Aberdeenshire countryside, some 10 miles and 11 miles from Fraserburgh and Peterhead respectively, both of which offer all the usual facilities.

Nearby Mintlaw, is a good sized village with an academy, convenience stores, 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 to the south in normal conditions.

The Location



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Part
Exchange
Available



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