

# Westwood, 35 Main Street

LONGSIDE, PETERHEAD, AB42 4XL



*Substantial detached two-bedroom bungalow in a popular country village location close to all amenities*



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Westwood is located in the quaint and quiet village of Longside. This two-bedroom detached bungalow offers spacious living accommodation over a single level which the present owners have carried out multiple upgrades throughout their tenure. The property further benefits from fresh neutral decor, double glazing and oil-fired central heating. This detached bungalow would suit the first-time purchaser, the professional couple or the recently retired. Early viewing is highly recommended.

# THE LOUNGE



The accommodation comprises: a hallway leading to all accommodation, a spacious lounge and a modern dining kitchen with multiple wall and base units with contrasting worktops with a mixture of quality integrated and free-standing appliances. The kitchen allows access to the rear garden.

# THE KITCHEN





There are two double bedrooms with a centrally located family bathroom with a shower over the bath completing the accommodation.

In addition, there are ample storage cupboards throughout the property.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



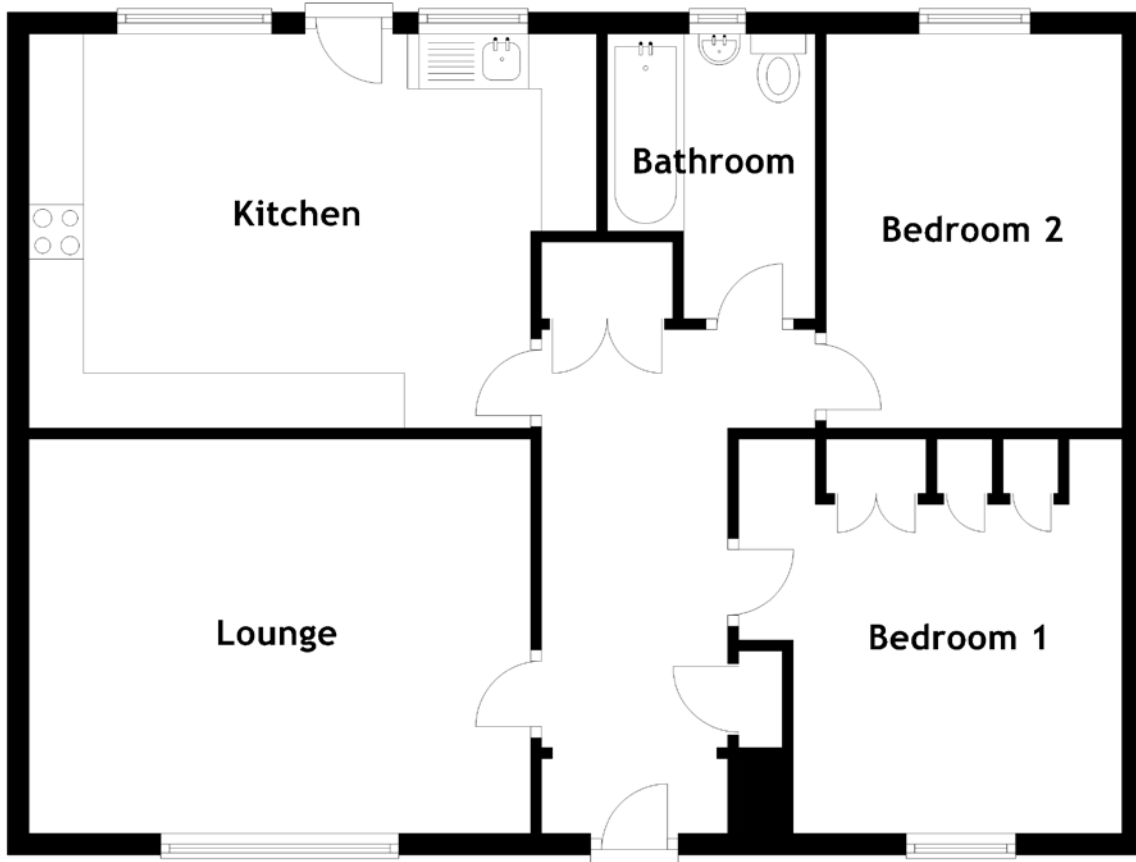
There is off-street parking on the west side of the property for a single medium-sized car. The front garden is laid with decorative stone chips for ease of maintenance and the rear garden is accessed from a gated side wall or the kitchen. This extensive garden is split into several areas to ensure that you maximise its full potential, bordered by a large fence or wall and laid to stone paving, and stone chip with a small area of lawn. There are several seating areas throughout the garden which is perfect for entertaining some alfresco dining and enjoying the sun. The garden provides a secure environment for those with children or pets.

The property has mains electricity, drains, water and oil-fired heating.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")
Kitchen	5.20m (17'1") x 3.60m (11'10")
Bathroom	2.60m (8'6") x 1.90m (6'3")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: E

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





# 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 and a superb state-of-the-art primary school with senior schooling at nearby Mintlaw or Peterhead. Locally there are multiple leisure facilities including walking clubs, a golf course, social clubs and a tennis club.





A comprehensive bus network operates through the village which is within easy commuting distance of Aberdeen and Dyce Airport, especially now with the completion of the Aberdeen By-Pass (Aberdeen Western Peripheral Route) with many commuters using 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, hotels, sporting facilities and a community centre. 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.



  
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