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CLOLA SMITHY, CLOLA, PETERHEAD, AB42 5AA



**Three Bedroomed Traditional Country Cottage
and Outbuildings in approx. 3.4 acres**

OFFERS OVER
£175,000

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Accommodation Overview

Entrance Porch, Reception Hall, Lounge/Dining Room, Rear Hall, Kitchen, Two Double Bedrooms, Bathroom and Attic Bedroom. Gardens and Outbuildings.

This Three bedroomed cottage with adjoining outbuildings extends to approx. 3.4 acres and is well presented and offers the opportunity to reside in a prime country location, away from the pressures of the city, and yet only a short drive from Mintlaw with its range of everyday amenities, schooling and the renowned Aden Country Park. It is also located within easy commuting distance of the AWPR A90 with its ease of access to Bridge of Don, Aberdeen and Dyce, and major road links north and south. The property offers a generous level of accommodation and includes an entrance porch and hallway, a formal lounge/dining room on open plan, two double bedrooms and bathroom. An access door and fixed staircase leads from the hallway to the attic bedroom above. Also included in the sale are extensive outbuildings which although are in a considerable state of disrepair provide excellent future potential, and can also be accessed off a corridor within the main house. The property benefits from double glazing and oil central heating. Set within well appointed grounds, this is an ideal opportunity to reside in a country setting whilst not being isolated, and early viewing is recommended.



Entrance Porch

A glazed porch, fitted with traditional white washed panelling. Laminate tiled floor.

Reception Hall

A carpeted hall on L-shape, fitted with traditional pine panelled inner doors and finished in attractive paper décor. Access door and staircase to attic room.

Lounge/Dining Room

5.55m x 3.85m (18'3" x 12'8") approx.

This attractive room is presented in warm paper décor to mid level, incorporating oak effect flooring. It provides ample space for free standing furniture. A beautiful oak fire surround with tiled hearth and slate back panel provides an eye catching focal point. Pine ceiling beams further enhance its charming traditional appeal. Deep silled window to front.

Rear Hall

Located off the lounge and giving access to the outbuildings.



Kitchen

6.08m x 1.88m (20'0" x 6'2") approx.

This bright room incorporates windows along the front and side and is fitted with pine fronted storage cabinets at wall and base level. The generous runs of co-ordinating worktops incorporates a fixed breakfasting table and inset 1.5 bowl stainless steel sink/drain and mixer tap. Tiled floor. Finished with white washed wall panelling to mid level, it will include the slot-in cooker, automatic washing machine and fridge, however no guarantees as to their working condition will be given.

Double Bedroom 1

3.39m x 3.72m (12'2" x 11'1") approx.

Presented in paper décor and fitted with a co-ordinating carpet, this generous sized room with deep silled window to front provides ample space for furniture. Arch recess display with storage cupboard underneath.

Double Bedroom 2

3.45m x 3.21m (11'4" x 10'6") approx.

Overlooking the rear of the property, this further generous sized double bedroom is carpeted and finished in co-ordinating emulsion décor, incorporating a pine lined ceiling.



Bathroom

2.46m x 2.03m (8'0" x 6'8") approx.

Fully tiled throughout and fitted with a white suite, incorporating a spa bath with overhead shower, and a two piece suite with vanity cabinets underneath and tiled tops. Opaque glazed window to rear. Ceramic tiled floor. Recess display shelves.

Attic Bedroom

5.94m x 3.22m (19'6" x 10'7") approx.

A spacious room with skylight windows to front and rear. It is attractively carpeted and presented in paper décor with co-ordinating white wood panelling. Access door to eaves space.

Outbuildings

Included in the sale is a range of outbuildings, incorporating a former smithy and steading. It should be noted the outbuildings are currently in a state of disrepair and would require considerable upgrade work to be carried out. They are believed suitable for development, however the purchaser would require to make their own local authority enquiries and obtain all necessary consents.



Gardens

The property occupies a site extending to approx. 3.4 acres or thereby. The garden to the front is attractively laid out for easy care, incorporating co-ordinating coloured gravel chips and paving stones, with walled beds suitable for planting out. There is a parking area to the side of the property with gated access to the outbuildings.

Location

Peterhead offers a good choice of quality housing at reasonable cost. Boasting a spectacular Bay Harbour with golden sandy beaches, the town also benefits from a Community Centre incorporating a Theatre and a Swimming Pool. Other local sporting amenities include a magnificent 18 hole Golf Course. There is an excellent choice of hotels, shops, including several supermarkets, 6 Primary Schools, a Secondary Academy, a modern Health Centre and a Cottage Hospital.

Directions

From Ellon, proceed out of the town along the A90 Aberdeen/ Peterhead coast road and at the Toll of Birness take the left fork onto the A952 road signed Fraserburgh/Cloola. Continue along the A952 for several miles until reaching the property, which is on the right hand side of the road at the Hatton crossroads, as indicated by our For Sale board.

Services

Drainage to a septic tank. Mains water supply.

Notes

Gas central heating. Double glazing. EPC=E. All fitted floor coverings, blinds and light fittings to remain. All white goods are also included (no guarantees will be given).

Viewing

Please telephone the Selling Agent's Ellon Office.

Office Reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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