



Mossgiel, Ardallie

Peterhead

Offers in Region of **£359,950**

Mossgiel

Ardallie, Peterhead

£15,000 UNDER HOME REPORT VALUATION. SUPERB DETACHED FIVE BEDROOM BUNGALOW WITH 2 ACRES OF LAND, POTENTIAL BUSINESS OPPORTUNITIES. EXTENSIVE GROUNDS, RANGE OF OUTBUILDINGS. PRIVATE WOODLAND.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Business opportunity.
- Extensive outbuildings & workshop.
- Substantial grounds and woodland.
- Additional land available.







Hallway

39' 11" x 4' 2" (12.17m x 1.26m)

A bright T shaped hallway with a glazed area which is perfect for soft seating to relax and enjoy a book. There is a fitted store here which houses the solar controls with mirrored sliding doors and the flooring is finished in a wood effect click vinyl. There is a further high level window with bench seat beneath and loft access is located here.

Lounge/Diner

29' 9" x 14' 0" (9.06m x 4.27m)

Entered from the hall via fully glazed double oak doors, this very generous and bright room has windows offering views across the garden and surrounding countryside. The lounge area has ample space for large soft seating and there is a large multi fuel stove set on a slate hearth just perfect for those colder evenings and creating a super focal point in the room. This is also an alternative source for the central heating system. The dining area will easily accommodate a large table and chairs and is the perfect spot for formal dining or family gatherings. There is a separate door through to the kitchen. The floor is finished in a wood effect laminate.

Dining/Kitchen

13' 9" x 13' 6" (4.18m x 4.12m)

A modern and fresh dining kitchen fitted with grey gloss soft close wall and base units, perfectly finished with a granite work surface. It also features a large pull out larder, bin storage and a wine cooler. The kitchen enjoys views from the large picture window of the pretty garden and has an external door. The grey composite sink and drainer has a chrome mixer and appliances include a Leisure range with electric ovens and gas hob and stainless steel extraction hood. There is plumbing for a free standing dishwasher and space for an under the counter fridge or freezer. The kitchen easily accommodates a table and chairs for every day dining and additional finishes include PVC clad roof, stylish splash back tiling and click vinyl flooring.



Bedroom 1

GARDEN

Mossgiel has an impressive in and out driveway that is lined with mature shrubs and perennials leading that leads to ample parking. The delightful gardens offer two large mature lawns that are complimented by shrubs, trees and colourful planting. The timber summerhouse offers a tranquil escape to relax and enjoy a view of the pond and observe the local wildlife. There is also a very sheltered patio area that is perfect for summer BBQ's and outdoor entertaining. It is bordered by pruned hedging with attractive archways. There is also a very fertile and productive vegetable and fruit garden that will appeal to the grow your own enthusiast.

REAR GARDEN

An additional area that has been planted with a range of trees with cut grass paths throughout. They may also be an additional area of land available subject to separate negotiation.





Approximate total area⁽¹⁾
202.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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