



Station Road, Mintlaw, AB42

Offers Over £155,000

# Key Features

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*A hidden Mintlaw gem with space to grow*





A Mintlaw cottage that punches above its weight

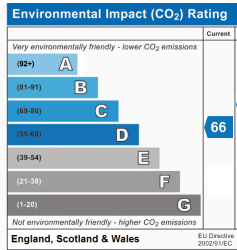
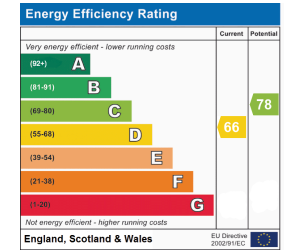
A home that works for living and earning

Low & Partners is delighted to market Woodend Cottage, Station Road, Mintlaw. This charming two-bedroom cottage enjoys a peaceful setting, tucked back from the road and surrounded by mature gardens. Sitting on a generous plot, the property offers exceptional versatility with two summer houses, a shed, a workshop/garage, and a substantial log cabin — ideal for those seeking space to run a business from home or explore future extension possibilities, subject to planning consents.

The wide entrance hallway provides access to all accommodation and features fitted carpet, lighting, and radiators, creating a warm and welcoming first impression. The lounge is a comfortable space with a window overlooking the garden, carpeted flooring, and a radiator, perfect for relaxing or entertaining. The kitchen and dining area is fitted with stylish navy cabinetry installed approximately two years ago, complemented by contrasting worktops. All white goods are included, and a cupboard houses the six-year-old boiler and offers additional storage. A large window frames views of the rear garden, and a door leads through to the porch. The porch itself is bright and airy, with windows all around and a door opening to the side garden — a lovely spot to enjoy morning coffee.

The property offers two well-proportioned bedrooms. Bedroom





**Tenure Type:** Freehold  
**Council Tax Band:** B  
**Council Authority:**