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THE WALLED GARDEN INVERUGIE, PETERHEAD *AB42 3EJ*



3-4 Bedroom Detached Villa

- Unique Architectural Design
- Interiors Designed to offer versatility
- Situated in a secluded location
- Garage for up to 4 cars
- Workshop & Store

Offers Over £420,000

Home Report Valuation £420,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

The Walled Garden is located in the hamlet of Inverugie and is only a short distance from the town of Peterhead.

Inverugie lies on the River Ugie and is known for its rural charm and serene surroundings, including the ruins of Inverugie Castle which dates back as far as the 12th Century.

This striking home with prominent triangular shaped full length glass fronted window is designed to maximise natural light through an abundance of windows and doors, reflecting bright airy rooms.

The thoughtful arrangement of rooms enables the owner to have large family gatherings or cosy family evenings.

ACCOMMODATION

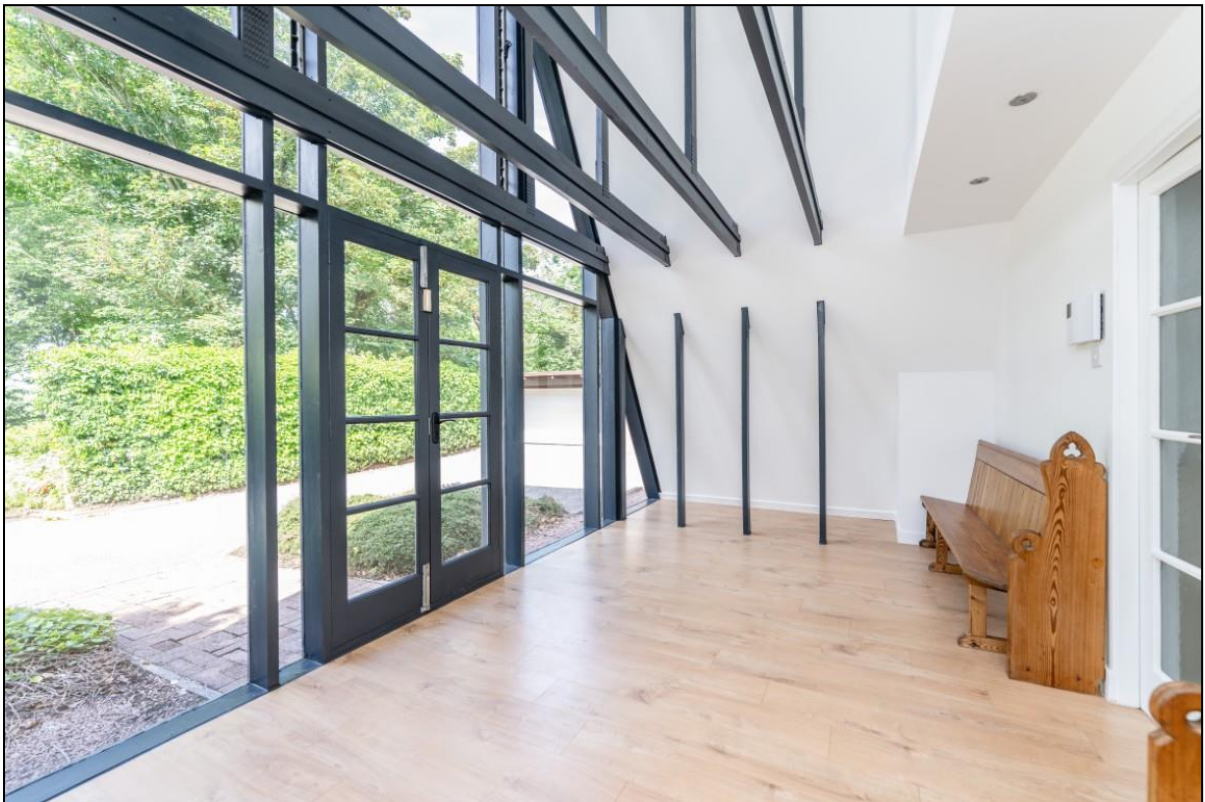
GROUND FLOOR

Vestibule	17'01 x 9'10 (5.20m x 2.99m)
Shower Room	8'55 x 7'4 (2.56m x 2.23m)
Bedroom 1/Study	11'6 x 9'4 (3.50m x 2.84m)
Lounge	17'7 x 17'3 (5.35m x 5.25m)
Dining Room/Music Room	19'3 x 17'2 (5.86m x 5.23m)
Kitchen	17'2 x 9'9 (5.23m x 2.97m)
Family Room	10'10 x 10'1 (3.30m x 3.07m)
Utility Room	8'8 x 5'3 (2.64m x 1.60m)

UPPER FLOOR

Bedroom 2	17'4 x 10'11 (5.28m x 3.32m)
Bathroom	9'4 x 7'11 (2.84m x 2.41m)
Master Bedroom	17'5 x 11'8 (5.30m x 3.55m)
En-Suite Shower Room	7'0 x 3'9 (2.13m x 1.14m)
Bedroom 4	17'3 x 11'6 (5.25m x 3.50m)
Garage	28'0 x 17'10 (8.53m x 5.43m)
Workshop	17'7 x 17'9 (5.35m x 5.41m)

Please note. All sizes taken at widest point.



Vestibule



Shower Room & Bedroom 1/Study



Main Hallway & Staircase



Lounge



Dining Room/Music Room



Kitchen



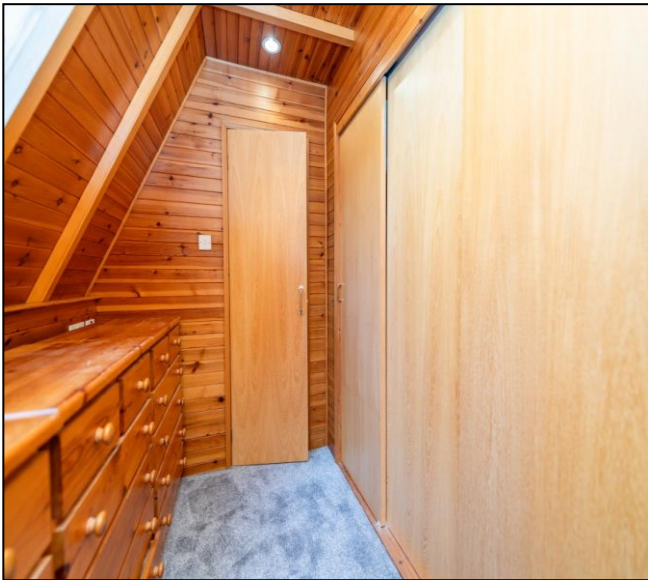
Family Room & Utility Room



Upper Hallway & Family Bathroom



Bedrooms 2 & 3



Master Bedroom, Dressing Room & En-Suite Shower Room



Rear Garden Views



Garage & Front of Property

OUTSIDE

The mature garden, approx. 0.7 of an acre surrounds the property.. Enjoy spending many happy hours here making memories. Arrive at the front of the property from a driveway leading up to a tarred area for parking and a garage suitable for up to 4 cars. Additional space is available in the form of the workshop and store behind the garage.

SERVICES

Mains water and electric, drainage is by septic tank. Oil fired central heating.

ITEMS INCLUDED

All fitted floor coverings and light fittings.

Council Tax

Band F

EPC Banding

EPC= D

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

LOCATION

From Peterhead, take the Fraserburgh Road, pass the hotel on the right hand side, before coming to the bridge take the single track road to the left and the property is the first house on the left hand side.

Reference

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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