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**LINTMILL
DUMPSTON, PETERHEAD
AB42 4UJ**



4 Bedroom, 2 Public Detached House

- Elevated Rural Location
- Spacious Family Home
- Flexible Layout
- Various Outbuildings
- Driveway with Ample Parking Space.

Offers Over £290,000

Home Report Valuation £290,000

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TYPE OF PROPERTY

Lintmill is situated on an elevated position set back from the road in a rural location yet not far from Peterhead. The House is surrounded by gardens and various outbuildings.

Inside the property offers a flexible layout over three floors, an ideal home for a growing family. The property has been well maintained by the current owner and is ready to move into condition. The house benefits from oil central heating with a wood burning stove in the lounge and is fully double glazed.

On the ground floor there is a spacious lounge with views over the rolling countryside, sitting room/dining room, office, family bathroom consisting of a shower cubicle, jacuzzi bath, wc and wash hand basin and a utility room.

The Dining Kitchen is the heart of the home and has a good selection of base and full height units with matching worktop space. There is an integrated double oven, ceramic hob with extractor fan and dish washer. There is a built in breakfast bar area with stools and space for an American fridge freezer. A window to the side provides natural light into this well appointed room.

On the first floor there is a landing with an understairs cupboard, two double sized bedrooms with plenty of space for free standing furniture and a cloakroom.

The two remaining double bedrooms are located on the top floor.

ACCOMMODATION

Entrance Hallway

Lounge **19'0 x 12'4**
(5.78m x 3.75m)

Dining Room/Sitting Room **15'0 x 11'1**
(4.57m x 3.37m)

Dining Kitchen **14'7 x 14'6**
(4.45m x 4.42m)

Office **6'4 x 4'9**
(1.93m x 1.44m)

Bathroom **10'11 x 8'5**
(3.32m x 2.57m)

Utility Room **7'5 x 6'3**
(2.25m x 1.91m)

First Floor

Bedroom 1 **14'4 x 12'4**
(4.38m x 3.77m)

Bedroom 2 **13'1x 10'0**
(4.00m x 3.06m)

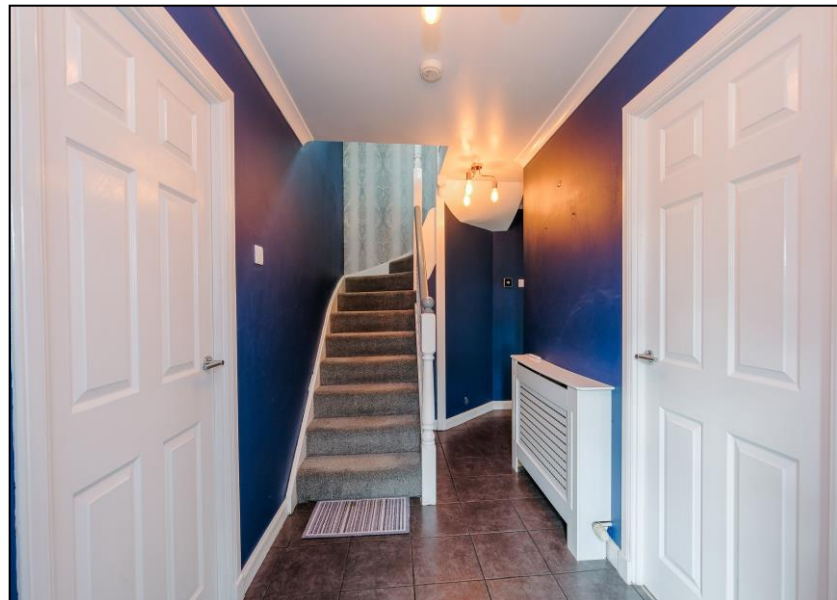
Cloakroom **6'0 x 3'9**
(1.83m x 1.14m)

Top Floor

Bedroom 3 **14'4 x 13'2**
(4.37m x 4.02m)

Bedroom 4 **14'4 x 11'7**
(4.37m x 3.52m)

Please note. All sizes taken at widest point.



Vestibule & Main Hallway



Lounge



Dining Room/Sitting Room



Dining Kitchen



Office



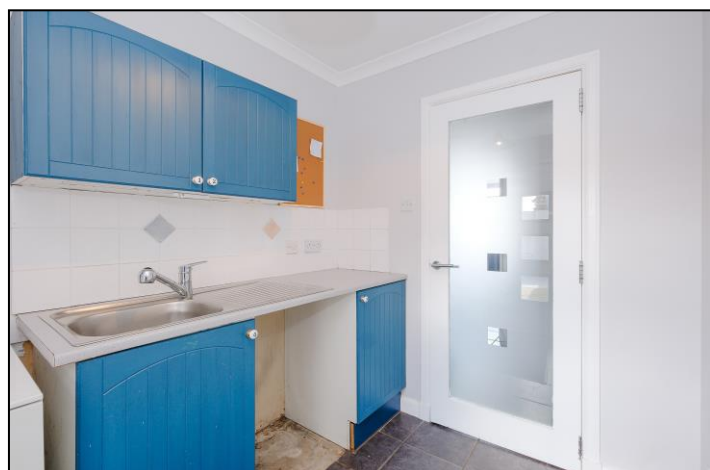
Bathroom



Bathroom



Utility Room



Utility Room



Middle Floor Landing



Cloakroom



Bedroom 1



Bedroom 2



Bedrooms 3 & 4



Summer House/Cinema Room & Garden Areas

OUTSIDE

Within the garden there is a large summerhouse which is currently being utilized as a cinema room. There are also a number of outbuildings, including, garage, workshop, metal storage unit, chicken coup and potting shed. Beside the pond area of the garden there is also an old summerhouse. The property has two gated areas, one to the front of the house and one to rear. Outside there is also an electric point and outside tap. A lawned area has been set up as a washing green space and there is an area of patio outside the rear door.

SERVICES

Mains electric, oil central heating, septic tank for drainage and private water supply.

ITEMS INCLUDED

All fitted flooring, blinds, curtains, light fittings, stools in the kitchen, wall mounted tv's, projector and screen and all furniture in the summerhouse.

Council Tax

Band D

EPC Banding

EPC= E

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference

NH/SD

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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