

UGIELEA,
1 STATION TERRACE, LONGSIDE,
BY PETERHEAD, AB42 4UE

FOR
SALE



UGIELEA,

1 STATION TERRACE, LONGSIDE, AB42 4UE

OFFERS OVER £395,000

Rarely to market, an impressive and charming period property of elegant proportions nestling in substantial gardens. This property has immediate appeal and is situated in a peaceful, sought after location on the edge of the popular village of Longside. The property has been fully refurbished by the current owners. Top quality finishing and fresh neutral décor create an exceptional and stylish home.

From the walled gardens of Ugielea you can see the greens of Longside Golf Course. The village of Longside boasts an impressive collection of attractive amenities and is home to a state of the art primary school, churches, a busy community hall, a village store, tennis courts and bowling green. Longside lies some 6 miles from Peterhead and is within easy commuting distance of Aberdeen.

Accommodation: Ground Floor: Entrance Vestibule and Hall, Sitting Room, Lounge, Formal Dining Room, Family Bathroom, Dining Kitchen, Utility Room and Rear Hall. Mezzanine Floor: Double Bedroom/Office and Bathroom. Upper Hall: 4 Further Double Bedrooms.

This impressive turreted period property, of distinctive architectural quality and great character, is located in the popular village of Longside. The property lies in a quiet oasis on Station Terrace located a short walk from Longside Main Street. This granite built property is set in walled, mature garden grounds which enjoy a high degree of privacy. Sweeping driveways at the front and side of the property provide excellent levels of parking. There is also the benefit of a granite built bothy/store within the garden.

The property retains many of its original features including panelled doors, skirtings, and cornicing. Ugielea has been sympathetically upgraded and maintained by the present owners. The property offers a desirable mix of space, privacy and grandeur and represents a unique opportunity to purchase a highly desirable period house in Aberdeenshire. The sitting room and lounge both feature bay windows as do the two front facing double bedrooms on the upper floor. The 3 receptions rooms on the ground floor have working fireplaces. French doors in the kitchen open onto a sheltered and secluded patio. Solid oak flooring throughout most of the ground floor. Oil fired central heating.

Only by early viewing can the spaciousness, location and many appealing period features of this fine property be fully appreciated.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR:

ENTRANCE VESTIBULE AND HALL:

A solid exterior door opens into the vestibule. Glazed double doors lead into the spacious welcoming hallway which in turn gives access to most of the ground floor rooms. Large walk-in storage cupboard with shelving. Solid oak flooring.

SITTING ROOM: (19'6" x 16'4" approx)

Impressive, formal sitting room with a large, front facing bay window overlooking the garden. Feature fireplace with wood surround, cast insert and slate hearth. Picture rail. Solid oak wood flooring.



LOUNGE: (19'6" x 15'9" approx)

Again placed to the front of the property, this well proportioned lounge has a large bay window overlooking the garden and also an additional window to side. Feature fireplace with pine surround, cast insert and slate hearth. Picture rail. Solid oak wood flooring.

DINING ROOM: (17'7" x 15'6" approx)

Lovely dining room with windows to rear and side flooding the room with natural light. Feature open fireplace with pine surround, cast insert and granite hearth. Picture rail. Solid oak wood flooring. Shelves alcove.

FAMILY BATHROOM: (10'6" x 14'3" approx)

Extremely generous family bathroom fitted with a white 4 piece suite and separate shower compartment. Two windows to side.

DINING KITCHEN: (23'10" x 15'6" approx)

Positioned to the rear of the house, this luxury dining kitchen with tiled floor is dual aspect with striking oak units with contrast dark worktops providing plenty of storage. The kitchen also benefits from integrated appliances and an island unit. The integral hob, oven, cooker hood, fridge and dishwasher are included in the sale. With large windows on two sides and fully glazed French doors to a secluded patio, this room is flooded with natural light and offers lovely views over the gardens. This generous room easily accommodates a large dining table and is the perfect place for informal family meals.

UTILITY ROOM: (9' x 8' approx)

Fitted with a range of floor and wall units. Stainless steel sink. Plumbed for an automatic washing machine. Space for a tumble dryer. Space for large freestanding fridge and large freestanding freezer. Window to garden. Tiled floor.

REAR HALL:

A handy cloakroom area with door giving access to the large side driveway. Large window. Leads to:-

STORE:

Separated from the rear hall by a fire door this store provides useful storage for logs for the fires, bicycles etc.

MEZZANINE LEVEL:

Impressive, turned oak carpeted stairway leading to the mezzanine level where you will find-

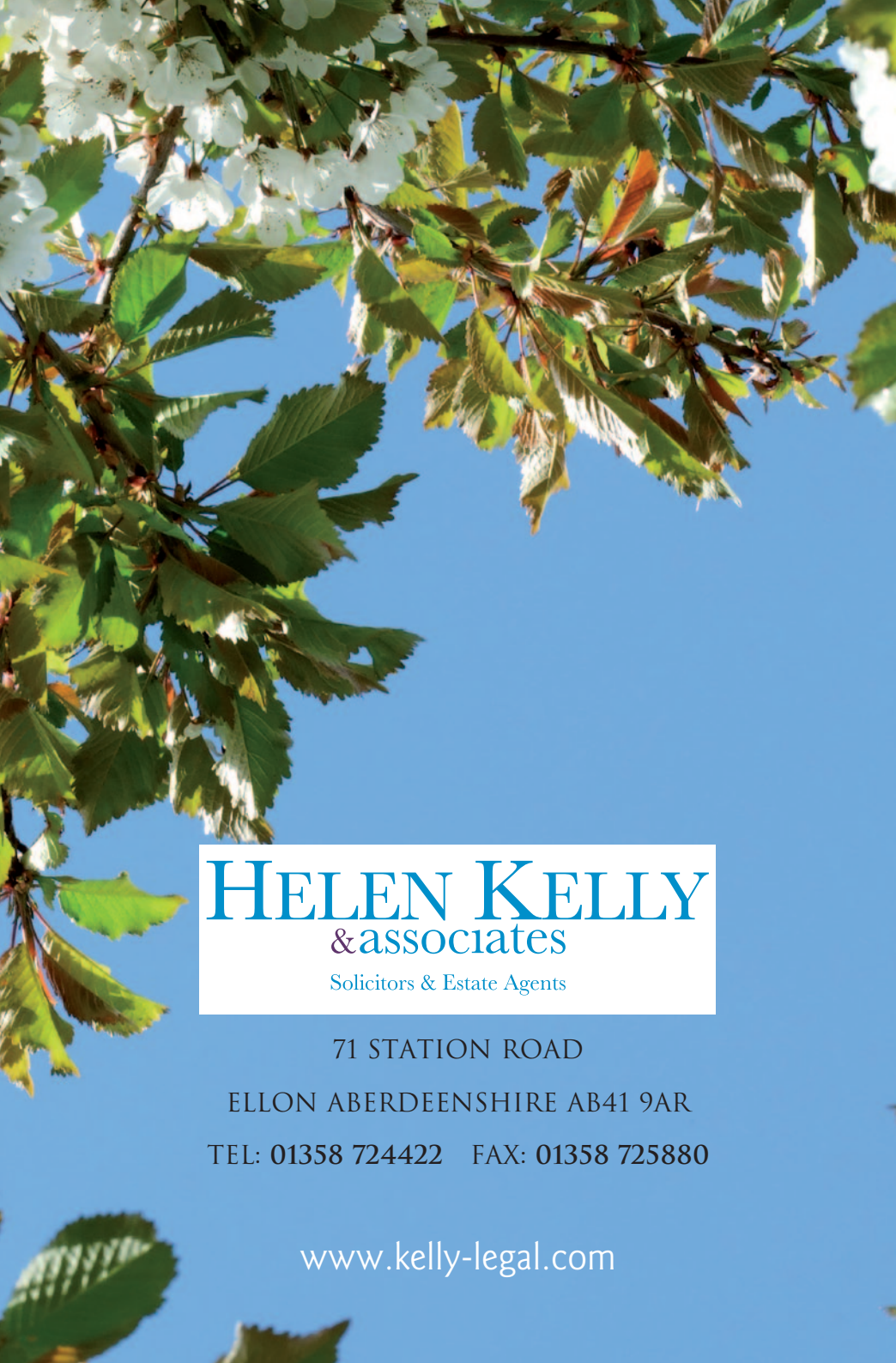
DOUBLE BEDROOM/OFFICE: (14' x 11'8" approx)

Currently being used as an office, this room would make an ideal fifth bedroom, if desired. A bright and sunny room with window and velux window.

BATHROOM: (7' x 6'2" approx)

Ideally located on the mezzanine level, this second bathroom is fitted with a 3 piece white suite with a shower over the bath. Velux window.





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STORAGE CUPBOARD:

Handy storage cupboard fitted with shelving.

UPPER FLOOR:

The oak turned stairway then continues on up to the first floor of the property. The first floor landing has a large, feature window looking to the front of the house and library area.

MASTER BEDROOM: (19'5" x 16'4 approx)

Stunning master bedroom with large bay window offering excellent views over the garden and towards the village. Additional window to side. Ample room for the positioning of free standing furniture.

BEDROOM 2: (19'5" x 16'9" approx)

A bright and inviting double bedroom with large bay window offering excellent views over the garden and towards the village. Additional window to side.

BEDROOM 3: (14'8" x 16' approx)

An elegant bedroom enjoying fine views to the side of the property. Decorated in contemporary neutral tones.

BEDROOM 4: (14'5" x 16' approx)

Completing the bedroom accommodation, this spacious room also enjoys outlooks to the garden.

OUTSIDE:

With granite built wall boundaries and sweeping driveways to front and side, this property offer parking for numerous cars. The garden grounds are mainly laid to lawn with mature trees and shrubs. A granite bothy/store in the garden provides excellent storage/potting out facilities.

GENERAL: Oil fired central heating. All fitted carpets and blinds are to be included in the sale as will the integral hob, extractor hood, dishwasher and fridge in the kitchen. Some curtains and light fittings will be removed. Some items of furniture may be available by separate negotiation.

DIRECTIONS: Travel from Peterhead towards Mintlaw on the A950. On entering the village proceed through the Main Street until you reach the local village store and thereafter turn right into Station Road. Continue a distance until you reach Station Terrace. Ugielea is a short distance along on the left hand side marked by our "For Sale" board.

COUNCIL TAX BAND:- F

ENTRY: By arrangement.

VIEWING: Strictly by appointment with the selling agents.

Note: All measurements are taken at widest points with an electronic measuring gauge, are approximate, and are therefore not guaranteed.

