



Hillhead Farm, Potterton,
Aberdeen, AB23 8US

Fixed Price £295,000

peterkins



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- Charming Detached Farmhouse
- Stunning Views Over the Countryside Towards the Sea
- Living/Dining Room
- Dining Kitchen with Appliances
- Utility Room
- Conservatory
- Four Bedrooms
- Wet Style Shower Room
- Oil-Fired Heating
- Double Glazing
- Well Maintained Gardens
- Two Large Outhouses
- Extensive Parking
- Single Garage

Viewing contact Peterkins
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Ref: 46287/1
EPC: E

Description:

We are delighted to offer for sale this charming **four bedroom detached farmhouse** located just outside the delightful village of Potterton and enjoys fabulous views over the surrounding countryside, towards the sea. This ideal family home is as a whole set on just under ½ an acre of ground and spans two forms of generously proportioned accommodation comprising of: Hallway with staircase leading to the upper floor; living/dining room; dining kitchen with appliances; conservatory; double bedroom; shower room. Upper Floor: Three further bedrooms; access to the insulated loft. Outside there are well maintained gardens to the front, side and rear of the property. The house also benefits from two large outhouses, extensive parking and a single garage. Heating is provided by an oil-fired heating system and all windows are double glazed. The fitted flooring, certain white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Potterton is a small quaint village surrounded by fields and farmland only seven miles from Aberdeen City Centre. There is a frequent bus service to the city and Dyce Airport is less than 10 minutes' drive away. The industrial estates at both Dyce and Bridge of Don are within easy commuting distance and access to the north and south of city is via the AWPR bypass route which is situated only a few minutes' drive from the property. Potterton also has a great family run pub and community hall running various activities.

Directions:

From Aberdeen, travel north along the A90 Aberdeen/Ellon road, taking the first exit at the B&Q roundabout, onto the B999 Pitmedden/Tarves road. Follow the road until you reach Potterton and take the first road on the left onto Gourdie Park. Continue up the hill past Middleton Farm on the right and the property is situated up the next farm track on the right signposted "Hillhead".

The accommodation comprises of:-

Entrance Hallway:

A part glazed uPVC door with glazed panel above gives access to the bright and airy hallway; carpeted staircase with balustrade and turned handrail leads to the upper floor; under stair storage cupboard; radiator; two smoke detectors; pendant light fitting and ceiling light fitting; fitted carpet.



Living/Dining Room: 21'0 x 13'0 (6.39m x 3.96m) approx.

Generously proportioned living/dining room with a dual aspect; two windows to the front and side of the house with wonderful open views; modern wall mounted electric fire; shelved recess; wall mounted central heating thermostat; telephone point; smoke detector; two pendant light fittings; fitted carpet; door leading to the kitchen.

Dining Kitchen: 20'1 x 7'5 (6.11m x 2.25m) approx.

The well equipped kitchen is fitted with an excellent range of cream base and wall mounted cabinets linked by contrasting work surfaces and upstands; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with a tiled splashback behind; stainless steel chimney style cooker hood; built-in double oven; integrated dishwasher; triple formation window to the rear of the property; radiator; heat detector; two florescent strip lights; laminate flooring; glazed panelled door leads to the conservatory.

Conservatory: 11'7 x 8'10 (3.54m x 2.70m) approx.

The conservatory makes a fantastic addition to the property; windows fitted with "Venetian" blinds; radiator; two wall lights; radiator; laminate flooring; part glazed uPVC exterior door leads out to the rear of the property.

Utility Room: 10'2 x 9'8 (3.11m x 2.94m) approx.

Functional utility room with a window overlooking the conservatory fitted with a roller blind; work surface; built-in storage cupboard; shelving unit; plumbed for a washing machine; space for a tumble dryer; wall mounted central heating controls; radiator; pendant light fitting; vinyl flooring.

Bedroom 1: 12'0 x 11'4 (3.66m x 3.46m) approx.

Lovely, bright double bedroom with a front garden aspect; window fitted with a roller blind; two alcoves; radiator; moulded ceiling cornice; pendant light fitting, fitted carpet.

Wet Room:

Modern style wet room fitted with a white three-piece suite comprising of: W.C., wall hung sink and shower unit complete with an electric shower; aqua panelled walls; mirrored medicine cabinet; extractor fan; ceiling light fitting; wet room flooring and carpet.

Upper Hallway:

Walk-in storage cupboard housing the electrics; two built-in cupboards with shelves and hangings rails providing great hanging and storage; "Velux" window; smoke detector; fitted carpet.

Bedroom 2: 18'6 x 12'0 (5.65m x 3.65m) approx.

Well-appointed double bedroom with superb views over the surrounding countryside out towards the sea; window fitted with a roller blind; pendant light fitting; fitted carpet.

Bedroom 3: 11'6 x 9'9 (3.50m x 2.98m) approx.

Good sized third double bedroom with a rear aspect; window fitted with a roller blind; radiator; pendant light fitting; fitted carpet.

Bedroom 4: 11'5 x 9'11 (3.49m x 3.02m) approx.

The fourth bedroom again has wonderful views towards the North Sea coast; window to the front of the house fitted with a roller blind; radiator; pendant light fitting; fitted carpet.,

Loft:

The insulated loft is accessed from the upper hallway.







Outside:

There are well maintained gardens to the front, side and rear of the property. The front is mainly laid to grass with shrub borders and a paved pathway leading up to the front door and round the side of the house. The side garden is also mainly laid to grass with boundary trees and gives access to the outbuildings, greenhouse and the extensive rear parking area. In addition, there is an outdoor water tap and rotary dryer.

Outhouses: 6.54m x 3.61 & 5.79m x 3.70m approx.

There are two large outhouses located to the rear of the house, one of which houses the oil tank.

Garage:

The single garage has an up and over door with power and light installed, it also houses the central heating boiler.

Parking:

There are superb parking areas to the front and rear of the property which are laid to granite chips.



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