

# 33 King Street

PETERHEAD, ABERDEENSHIRE, AB42 1SL



*A SPACIOUS THREE BEDROOM TOP FLOOR  
DWELLING CLOSE TO ALL AMENITIES*



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McEwan Fraser Legal is delighted to present 33 King Street which is a spacious three-bedroom Top (Third) dwelling located in a popular residential area and presented to the market in a good freshly decorated condition.

This substantial dwelling offers spacious living accommodation over a single level which has been maintained to a good standard, with large modern kitchen with laminate flooring, Gas Hob, and good storage plus space for small dining table. The medium-sized bathroom benefits from a modern double shower and bathroom suite, further benefiting from double glazing and gas central heating.

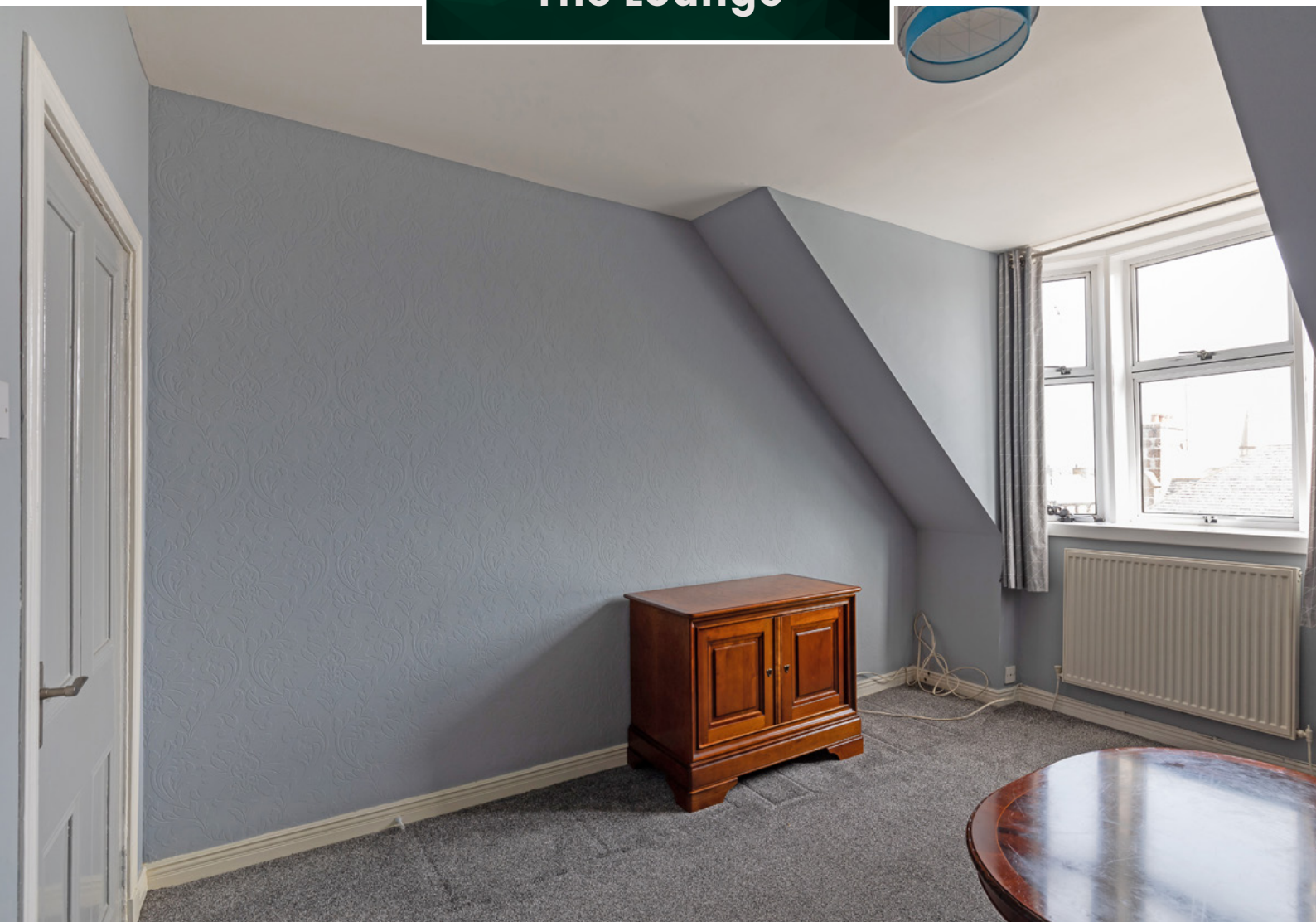
Accommodation consists of: Communal stairway with one other property, a vestibule to the main hallway, large bright lounge with gas central heating, modern kitchen with multiple base and wall mounted units. Master bedroom (large double) a second double bedroom and a single bedroom (none have storage).

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**The Lounge**



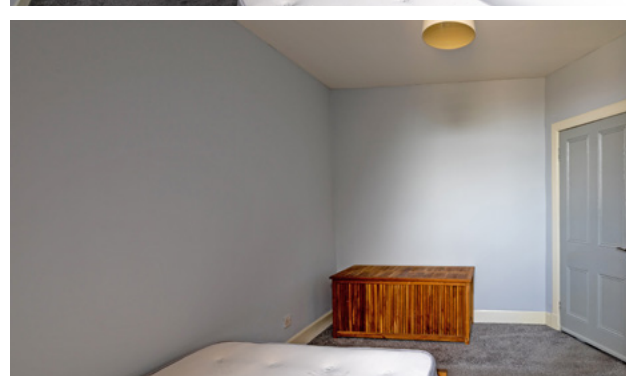
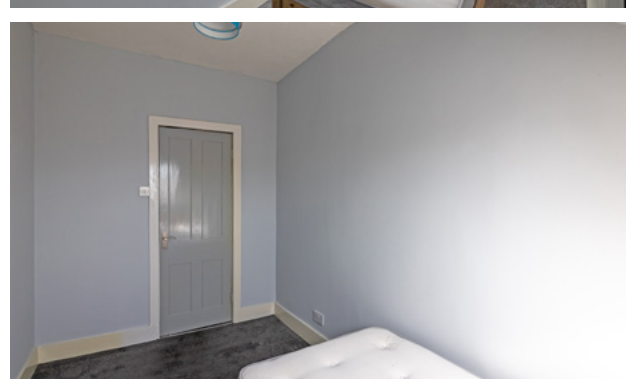
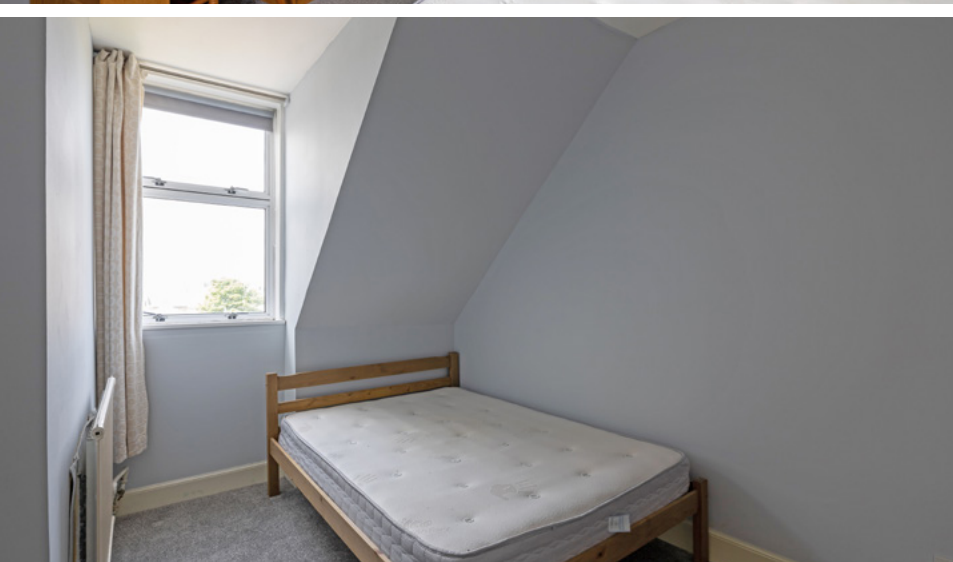




## The Kitchen



# The Bedrooms

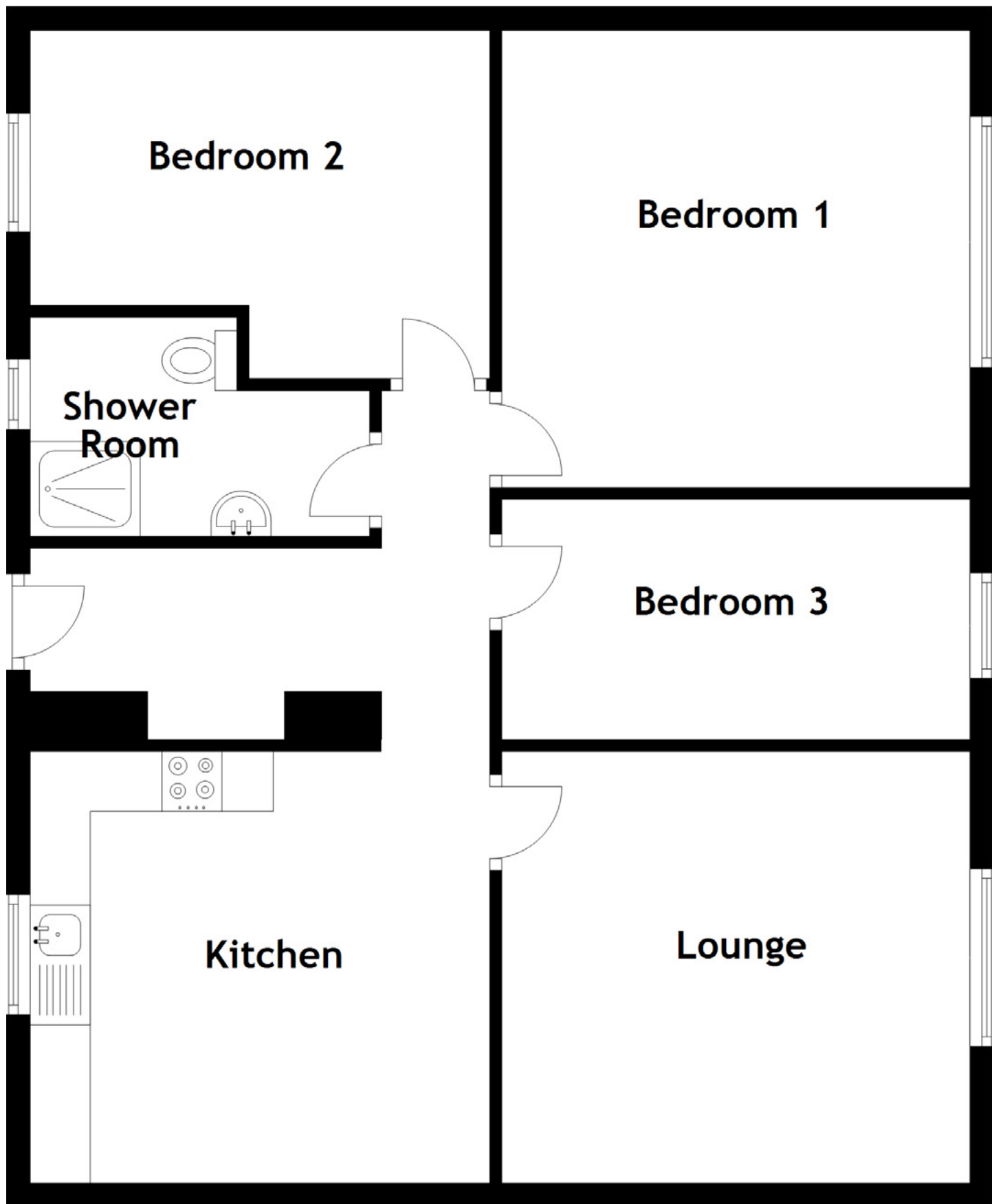






**Hall & Shower Room**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")

Bedroom 2	3.90m (12'10") x 3.01m (9'10")
Bedroom 3	3.80m (12'6") x 2.00m (6'7")
Shower Room	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C





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Free on-street parking is available, the large rear enclosed garden has been landscaped to the highest standard is segregated into three separate areas one for each of the properties but functions as a communal grassed area (see photos). There is an additional basement shed (at ground Level) All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

Situated in a fantastic residential location in the heart of Peterhead this would be an ideal property for the young family, the professional couple or has immense potential as a buy to let property.

The description of properties on the website do not form part of any offer and all statements and photographs are for illustrative purposes only and not guaranteed. Buyers must satisfy themselves on the accuracy and authenticity of each property listed.

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## The Kitchen







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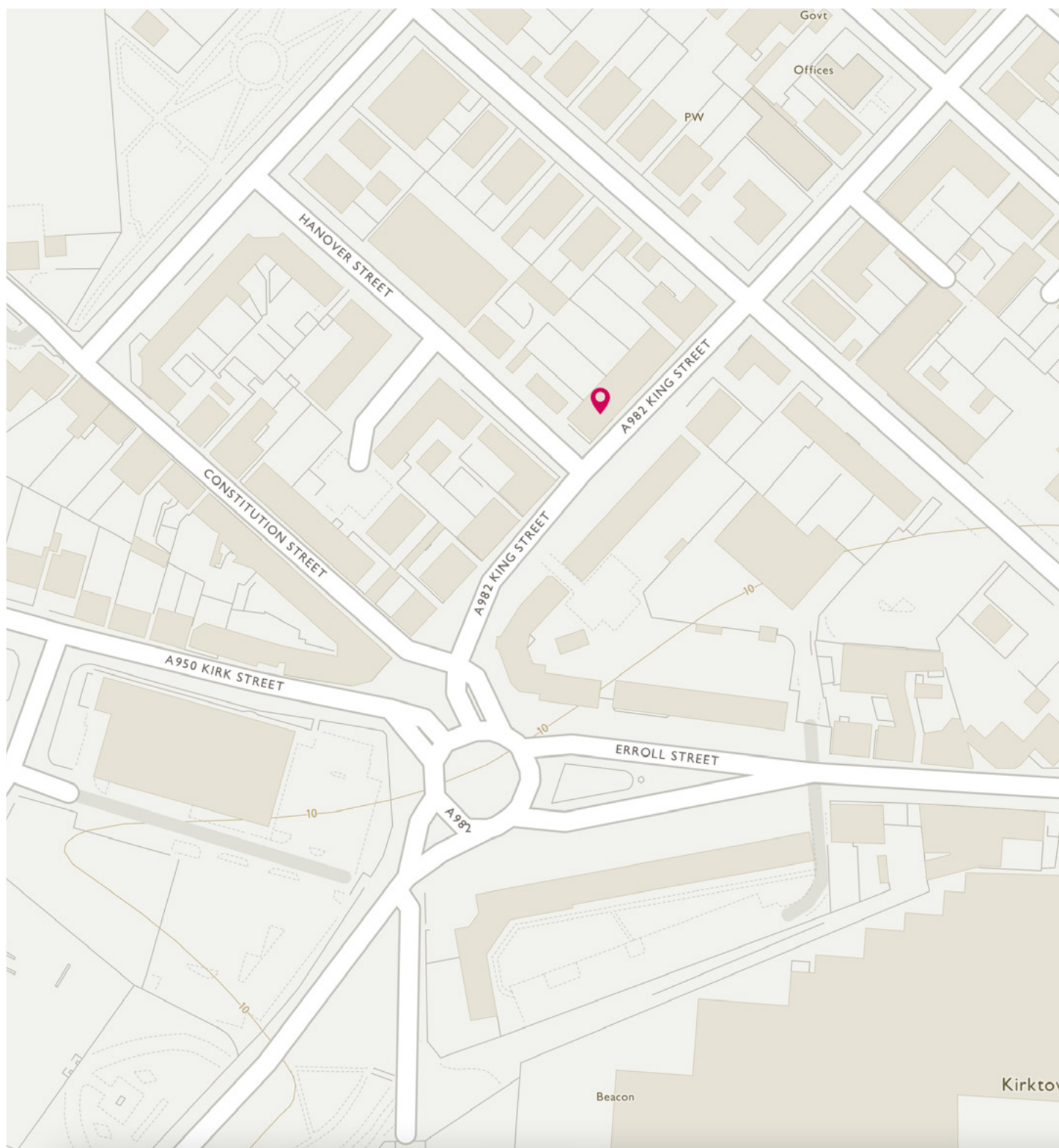
The coastal town of Peterhead is steeped in history and the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents. Founded in 1593, it developed as a port and functioned briefly as a fashionable 18th-century spa. By the early 19th century it had become the chief British whaling centre for Scotland and currently has one of the largest White Fish markets in Europe. Peterhead is the most Eastern port in Scotland with a thriving harbour and bustling fish market providing a service to the fishing, oil and gas and other maritime industries.

The town centre is a short distance from the property and provides all that one would expect from modern-day living, including a multitude of local shops, pubs, restaurants, eateries galore and major supermarkets. There are NHS facilities available with a choice of six primary schools with higher education available at Peterhead Academy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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Exchange  
Available



Text and description  
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Surveyor



Layout graphics and design  
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