




McEwan Fraser Legal

Solicitors & Estate Agents

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5 Marshal Keith Drive

PETERHEAD, AB42 3FH



The Location

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Marshal Keith Drive is a hugely popular residential area located in the seaside town of Peterhead. Peterhead and surrounding areas are steeped in history and it is the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents.

Locally you have the rugged coastline the sandy beaches and stunning scenery all waiting to be explored. It 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 only a short drive 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 also NHS facilities available with a choice of pre-schools and primary schools with higher education available at Peterhead Academy.

You have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The local area and the town offer an excellent bus service, and with the new AWPR (Aberdeen Western Peripheral Route) recently opened it makes the city of Aberdeen and its industrial areas easily commutable as it is approximately 32 miles south of Peterhead.

The East Coast Rail network operates from Aberdeen providing a link to the Central Belt, the South and beyond with national and international flights being provided from Dyce Airport in Aberdeen.

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5 Marshal Keith Drive is a four-bedroom detached dwelling situated within the recent Scotia development, presented to the market in an immaculate walk-in condition. This fantastically located property offers spacious living accommodation over two floors.

The current owner has extended the property to add a fantastic open plan kitchen dining area and family area, with access to the garden via bi-folding patio doors. The property has also been maintained to an exceptionally high standard and further benefits from immaculate fresh neutral décor, full uPVC double glazing and gas central heating.

To fully appreciate the standard of this property and location early viewing is a must and highly recommended.

The accommodation comprises a front door to the hallway, and all accommodation. Guest WC off the hallway, and spacious lounge with large picture window and modern feature fireplace overlooking the front garden.

Situated at the rear of the property, is the recently completed extension that incorporates the kitchen, dining, and family area. The kitchen is fitted with modern wall and base units with complementing

work surfaces and quality integrated appliances, bi-folding doors to the patio area and rear garden. The utility room also allows access to the rear garden and integrated garage.

A carpeted staircase with a wooden balustrade leads to the first-floor landing. The master bedroom is bright and spacious with a fantastic en-suite shower room with his and her wardrobes and two further double bedrooms both with fitted wardrobes.

Bedroom four is of a good size and is currently being used as a home office. A spacious family bathroom completes the accommodation. Gardens outside.

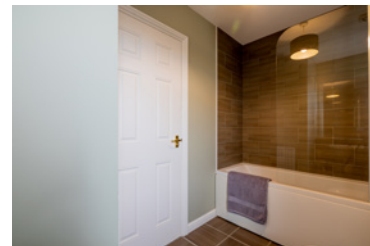
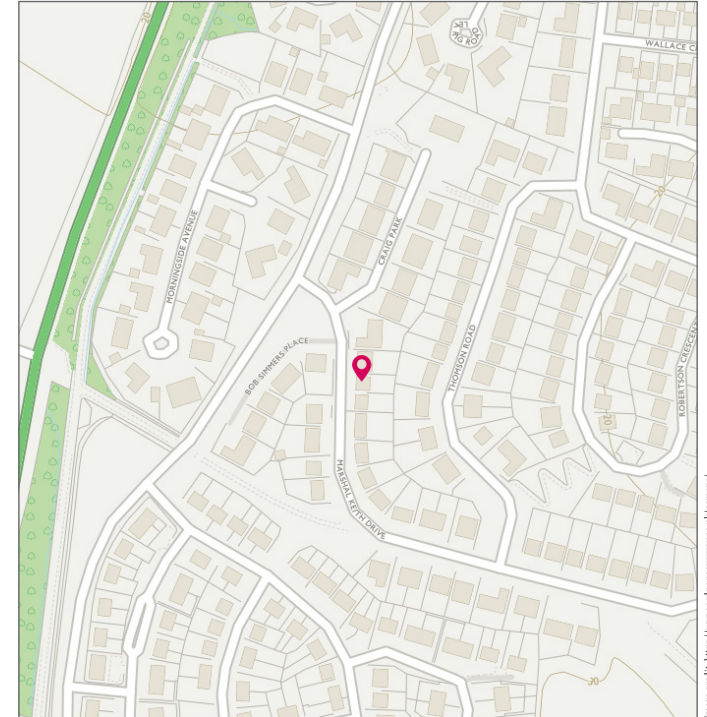
To the front of the property, the driveway allows off-road parking for at least two vehicles in front of the integrated garage which is fitted with power and light. The front garden is laid to lawn with some sporadic planting of seasonal shrubs and flowers. The rear garden is accessed at the side of the property or from the patio doors, or the utility room. A high perimeter fence on three sides makes this a safe and secure area for children and pets alike, laid mostly to lawn with decorative stone chip. A large patio area is perfect for some al-fresco dining, entertaining and catching the sun.





Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen/Family Room	7.00m (23') x 6.40m (21')
Utility	1.90m (6'3") x 1.80m (5'11")
WC	2.00m (6'7") x 0.80m (2'7")
Office	2.90m (9'6") x 1.70m (5'7")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")
En-suite	2.40m (7'11") x 1.39m (4'7")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	4.40m (14'5") x 2.80m (9'2")
Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): 131m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.

Image credit: <https://www.odinnsurvey.co.uk/omaps/>



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