

64 Cairntrodlie

PETERHEAD, ABERDEENSHIRE, AB42 2AG



*SEMI-DETACHED 3 BEDROOM
PLUS ATTIC ROOM*



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64 Cairntrodlie is a three-bedroom semi-detached dwelling situated within a popular residential location, presented to the market in an immaculate walk-in condition with spacious living accommodations over two floors plus an attic conversion.

The current owner during their tenure has maintained and upgraded to an exceptional standard, the property further benefits from superior fixtures and fittings, full double glazing, a modern electric heating system, and immaculate fresh neutral décor. To fully appreciate the standard and living accommodation of this property early viewing is a must and highly recommended.

The accommodation comprises the front door to the hallway and all accommodation. Guest WC off the hallway, the spacious lounge is flooded with natural light from the large bay window a modern wood-burning stove adding that touch of grandeur, the lounge is open plan to the formal dining room with a window to the front of the property.





Dining Room





Situated at the rear of the property, is the modern kitchen fitted with wall and base units with complementing work surfaces with stand-alone appliances.





A carpeted staircase leads to the first floor. There are three double bedrooms and a centrally located family shower room, a near vertical stairway leads to the fantastic attic conversion potential for a fourth bedroom or teenage games room. In addition, there are storage cupboards on both floors.





Bedroom 2





Bedroom 3

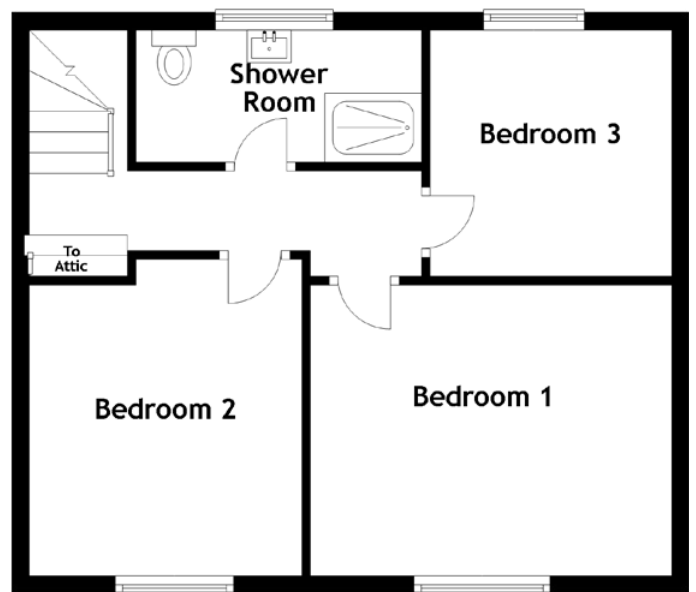
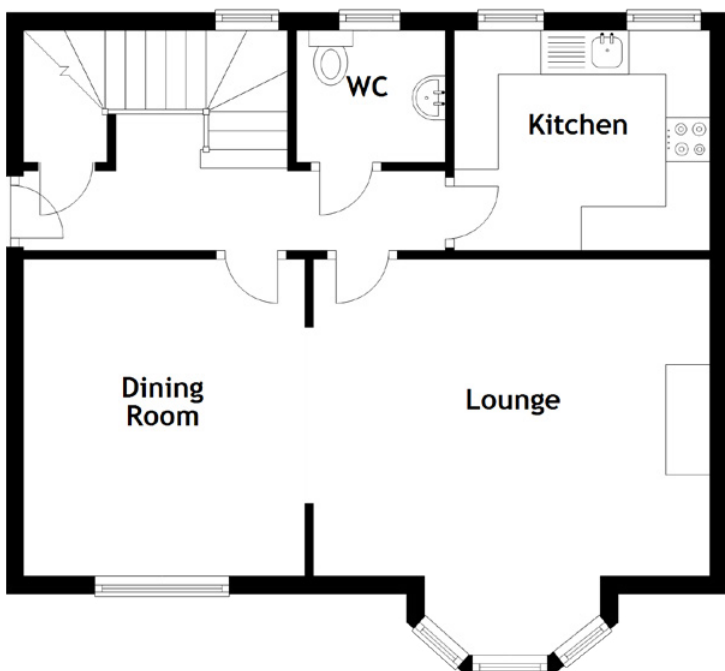
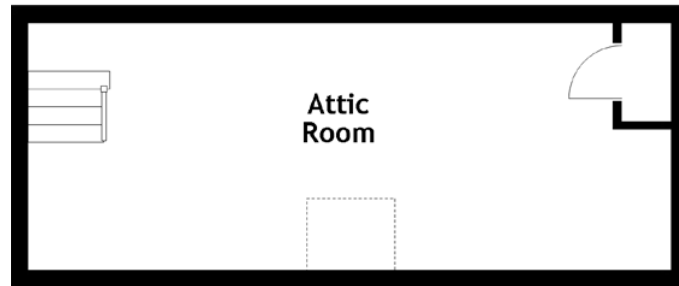






Attic Room





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.27m (14')	Bedroom 3	2.80m (9'2") x 2.74m (9')
Dining Room	3.60m (11'10") x 3.20m (10'6")	Shower Room	3.24m (10'8") x 1.50m (4'11")
Kitchen	2.90m (9'6") x 2.50m (8'2")	Attic Room	7.30m (23'11") x 2.80m (9'2")
WC	1.70m (5'7") x 1.50m (4'11")		
Bedroom 1	4.10m (13'6") x 3.31m (10'10")	Gross internal floor area (m ²): 98m ²	
Bedroom 2	3.60m (11'10") x 3.10m (10'2")	EPC Rating: D	

To the front of the property there is off-street parking in front of the detached stone garage for at least 5 vehicles, also perfect for the motor home or caravan storage.

The front garden is laid with decorative stone chips with sporadic planting of seasonal flowers in various plant pots. The rear garden is accessed at the side of the property through a large double gate, and a high perimeter fence on three sides making a safe environment for children and pets alike. This garden is laid to lawn with stone paving and artificial grass. A patio area with a stone-built barbecue and beer shack is perfect for some al-fresco dining, entertaining, and catching the sun.





The coastal town of Peterhead is steeped in history and is 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 is currently one of the largest White Fish markets in Europe.

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 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.

The local area and the town offer a comprehensive bus service with the city of Aberdeen and Dyce Airport approximately 35 miles South of Peterhead and are easily commutable now that the Aberdeen Western Peripheral Route (AWPR) is open. The East Coast Rail network operates from Aberdeen providing a link to the Central belt, the South, and beyond. National and International flights are provided from Dyce Airport.

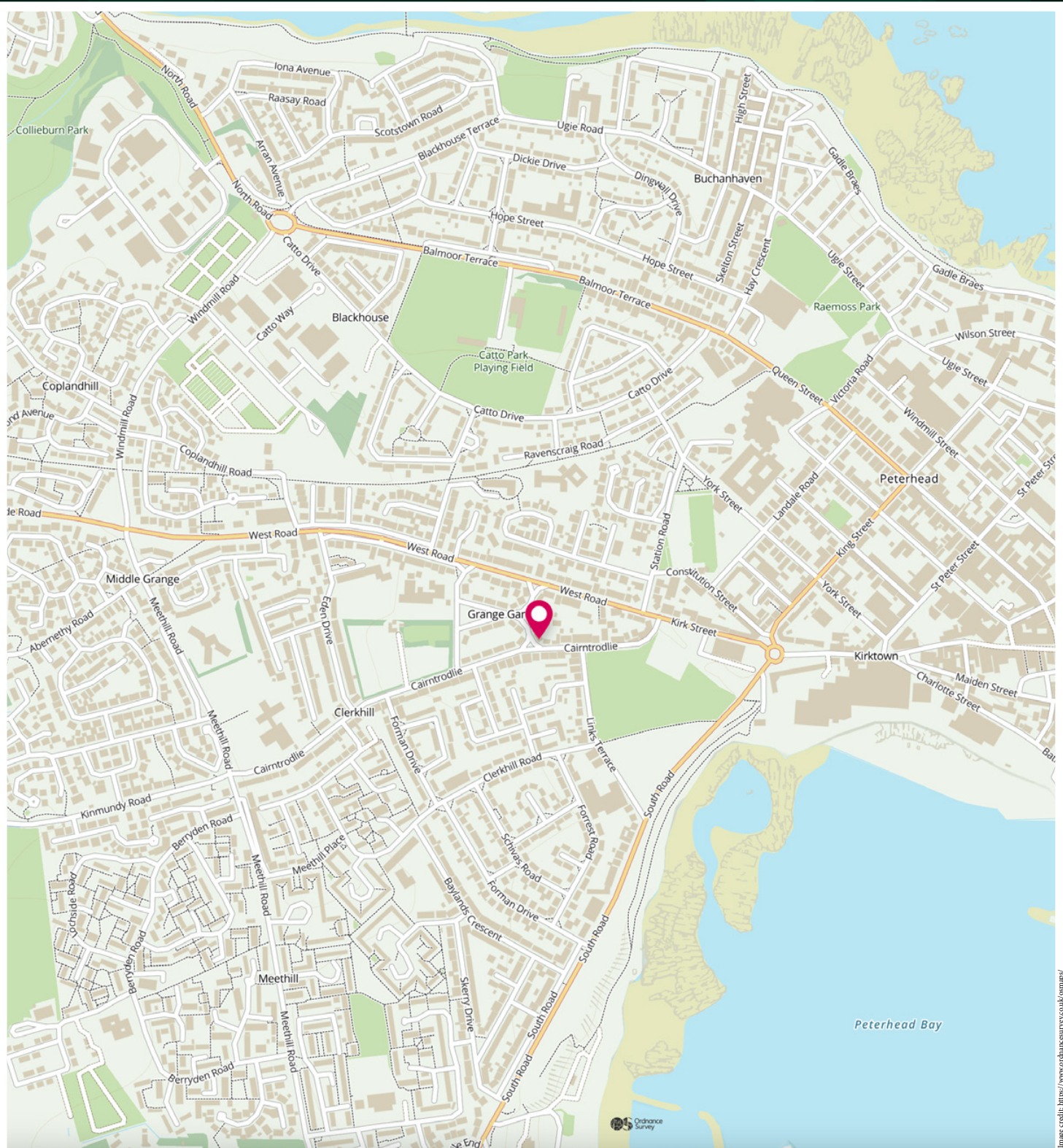


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