

# 3 Harbour Street

PETERHEAD, ABERDEENSHIRE, AB42 1DJ



*Spacious traditional build mid-terrace with 4/5 double bedrooms. Popular harbour location with huge potential.*



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Number 3 Harbour Road is a very spacious four potentially five bedroom mid terrace property, located on the harbour front and minutes from most local amenities.

This substantial dwelling offers spacious versatile living accommodation over three floors which have been upgraded by the current and previous owners during their tenures to suit their requirements. The most recent upgrade has been to the electrics to ensure that they comply with current legislation; the property requires redecoration throughout but further benefits from double glazing and a gas central heating system.

This fantastic property has huge potential as a large family home and would also make a fantastic HMO (House of Multiple Occupancy ) once relevant licences were requested and granted.

Views across the harbour from all floors quite simply must be viewed to appreciate the potential that this property has to offer.

## THE LOUNGE



Accommodation comprises ground floor: vestibule leading to all other accommodation, hallway, large bright lounge with fireplace, reception room two/ bedroom and spacious kitchen with multiple wall and base mounted units, and tiled splashback.



# RECEPTION/BEDROOM 5





# THE KITCHEN





# THE DINING ROOM



A dining room is set off the kitchen at the back of the property, and a guest shower room/utility room completes the ground floor.



# THE SHOWER ROOM

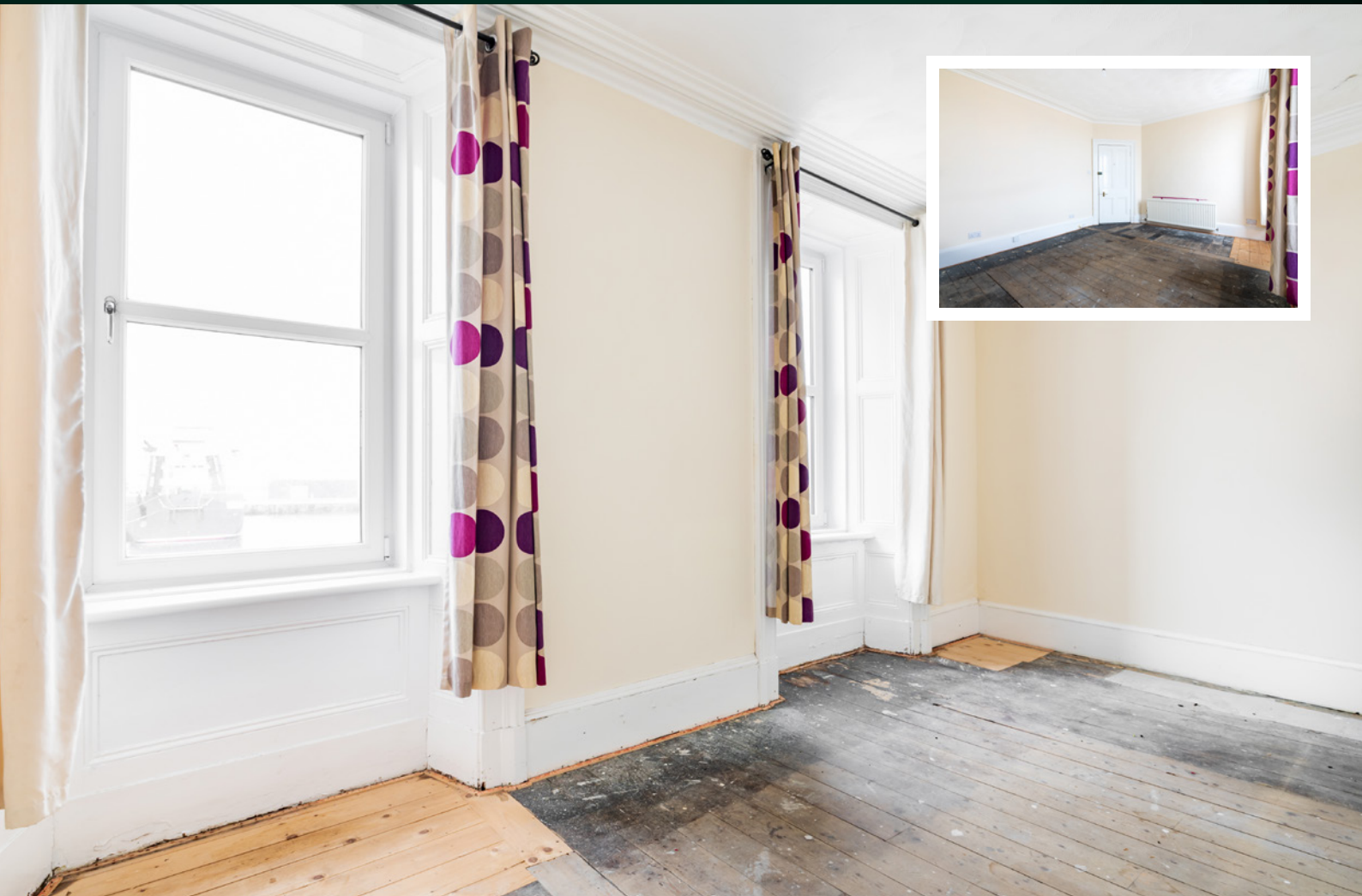






Carpeted stairs with wooden balustrade leads to the upper accommodation, (no carpets from landing one to two on the stairs or upper landing). On the first floor, you have two large double bedrooms and a three-piece family bathroom.

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM







On the second floor, there are a further two double bedrooms. Throughout the property, there are multiple cupboards.

## BEDROOM 3





# BEDROOM 4





Gardens outside: free parking is available opposite the property, the extensive rear garden over two levels is accessed from the rear of the property, a patio area allows access to two storage areas with a small concrete outbuilding offering further storage.

The upper garden area is laid to lawn and is bordered by a large stone wall making this a secure environment for children and pets alike. Large attic space above the kitchen and dining area has potential for further development and would be an ideal craft room or workshop this is accessed by a door from the upper garden.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

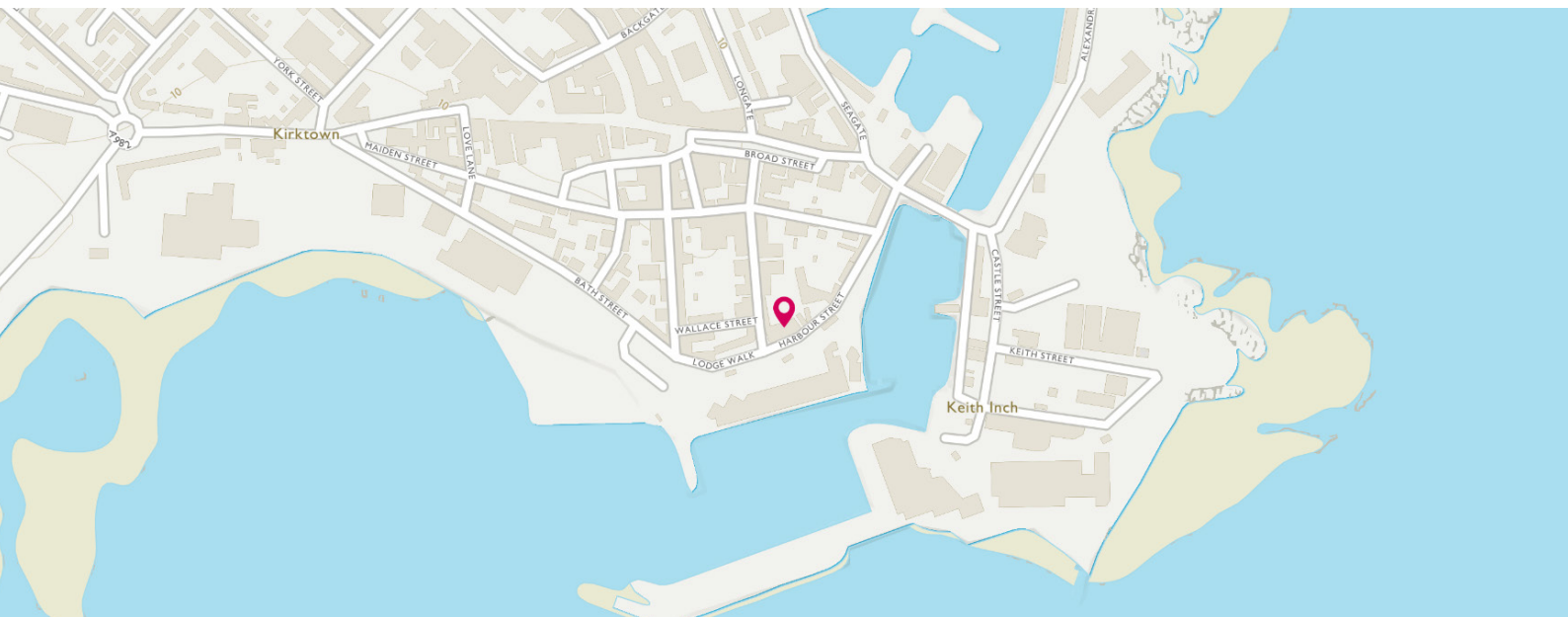
|                 |                                |
|-----------------|--------------------------------|
| Lounge          | 6.40m (21') x 3.50m (11'6")    |
| Reception/Bed 5 | 4.10m (13'5") x 2.70m (8'10")  |
| Kitchen         | 4.20m (13'9") x 2.80m (9'2")   |
| Dining Room     | 2.80m (9'2") x 2.60m (8'6")    |
| Shower Room     | 2.50m (8'2") x 1.70m (5'7")    |
| Bedroom 1       | 4.70m (15'5") x 3.60m (11'10") |
| Bedroom 2       | 4.20m (13'9") x 2.60m (8'6")   |

|           |                               |
|-----------|-------------------------------|
| Bathroom  | 3.20m (10'6") x 2.57m (8'5")  |
| Bedroom 3 | 4.40m (14'5") x 3.50m (11'6") |
| Bedroom 4 | 4.10m (13'5") x 2.40m (7'10") |

Gross internal floor area (m<sup>2</sup>): 170m<sup>2</sup>

EPC Rating: E

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





# THE LOCATION

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 is currently 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 & 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 facility's 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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