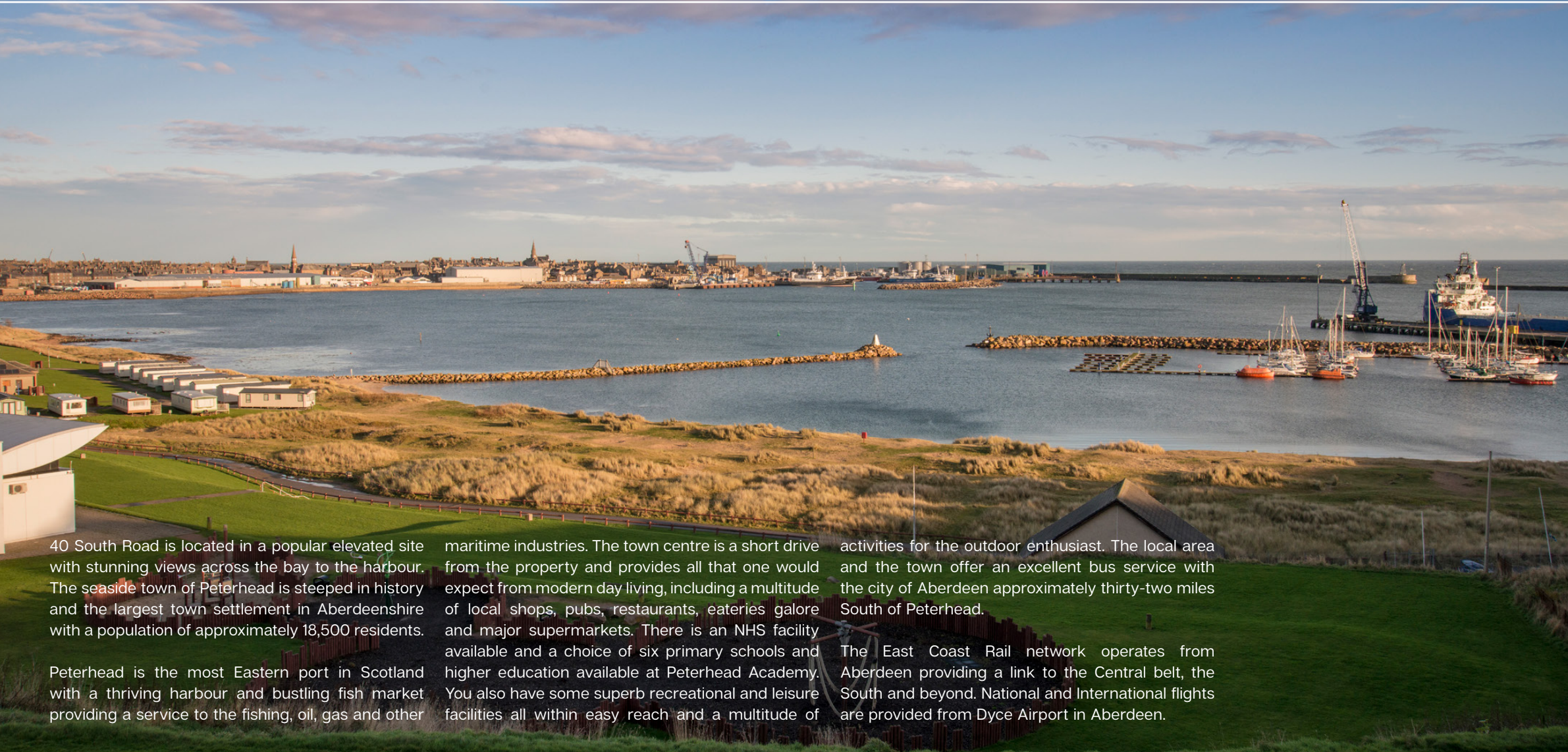





McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

40 South Road
PETERHEAD, ABERDEENSHIRE, AB42 2YP

The Location



40 South Road is located in a popular elevated site with stunning views across the bay to the harbour. The seaside town of Peterhead is steeped in history and the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents.

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 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 is an NHS facility available and a choice of six primary schools and 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 an excellent bus service with the city of Aberdeen approximately thirty-two miles South of Peterhead.

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 in Aberdeen.



PETERHEAD HARBOUR, RATTRAY HEAD, BUCHAN NESS & BULLERS O BUCHAN

40 South Road



McEwan Fraser Legal are delighted to present this very spacious two bedroom detached dwelling located in a popular elevated residential area. The property requires some minor cosmetic and remedial works to be completed. This substantial dwelling offers spacious living accommodation over two floors which the present owners have part upgraded the property further benefits from double glazing and gas central heating system. The property must be viewed to fully appreciate the location and the potential that this fantastic property has to offer.

Situated in a fantastic residential location this would be an ideal property for either the retired couple, a young family or a small developer.

The accommodation comprises on the ground floor, an entrance vestibule leading to all other accommodation, hallway, large bright lounge with French

doors to the dining room, part integrated dining kitchen leading to the rear sun room, sitting room/ bedroom two, 3 piece family bathroom. On the first floor a spacious master bedroom with en-suite toilet and wash hand basin. In addition, you have ample storage cupboards throughout.

To the front of the property, a small gated pathway leads between two lawn areas to the front door. Off street parking is available on the stone laid driveway immediately in front of the adjacent garage.

To the rear of the property, the garden is south facing and accessed via the rear sun room or a gated pathway to the side of the property. The rear garden is laid mostly to lawn with a small patio area. Walled on three sides make this a safe and secure environment for children and pets alike. A large wooden workshop and two garden sheds complete this garden.

The Details



Bedrooms & Bathrooms



Approximate Dimensions
(Taken from the widest point)

Kitchen	6.30m (20'8") x 2.60m (8'6")
Lounge	4.90m (16'1") x 4.10m (13'5")
Sitting Room/Bedroom 2	4.30m (14'1") x 4.00m (13'1")
Dining Room	4.00m (13'1") x 3.30m (10'10")
Sun Room	4.80m (15'9") x 1.90m (6'3")
Bedroom 1	4.30m (14'1") x 3.67m (12'1")
Bathroom	2.00m (6'7") x 1.80m (5'11")
WC	1.70m (5'7") x 1.70m (5'7")
Storage	6.80m (22'4") x 2.90m (9'6")

Gross internal floor area (m²): 117m²

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

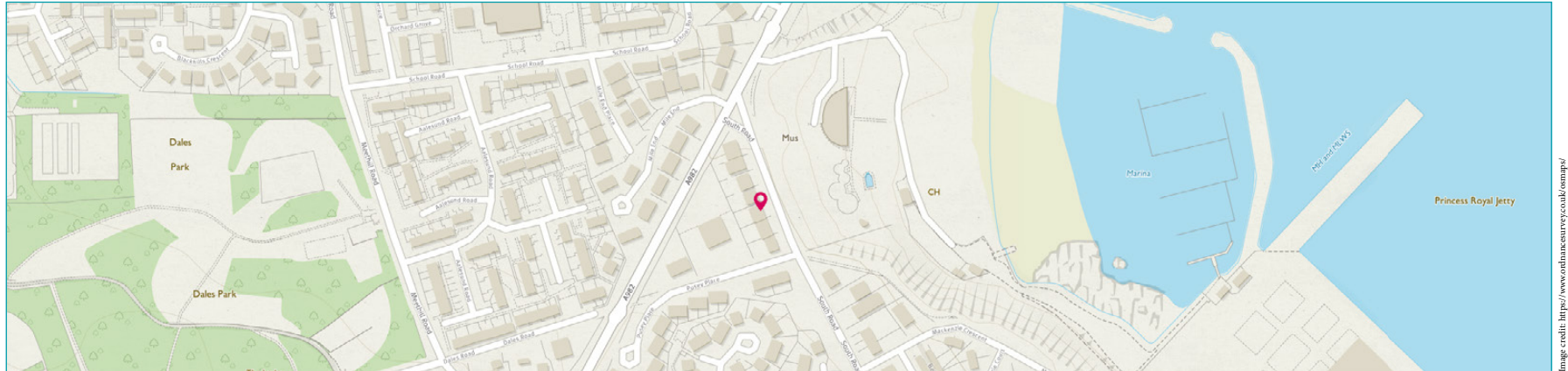


Image credit: <https://www.vodafone.com/property>



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**Part
Exchange
Available**

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