


McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

52a Prince Street

PETERHEAD, ABERDEENSHIRE, AB42 1QL



PETERHEAD

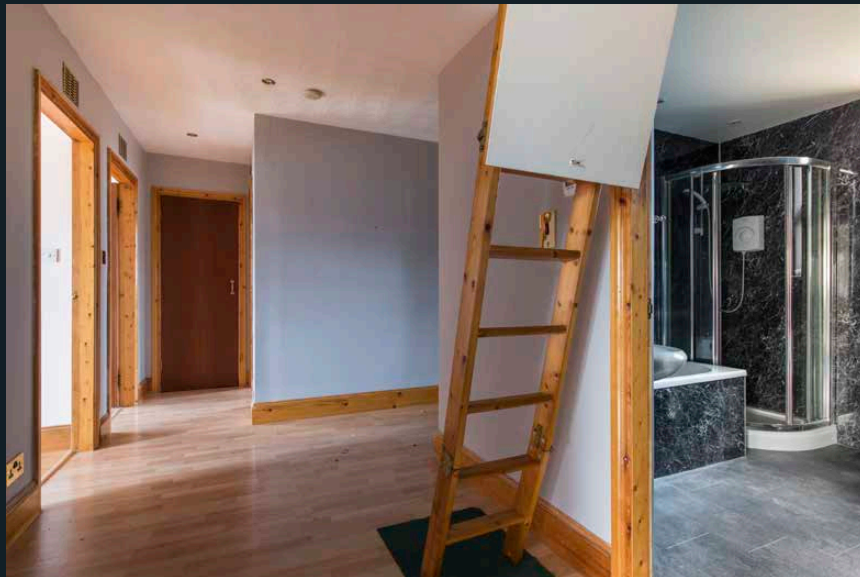
ABERDEENSHIRE, AB42 1QL

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.

The local area and the town offer a comprehensive 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.





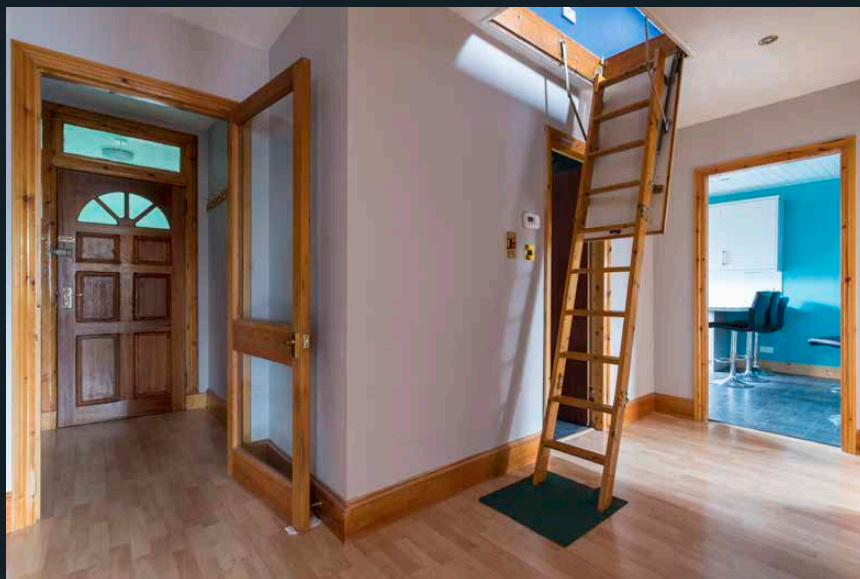
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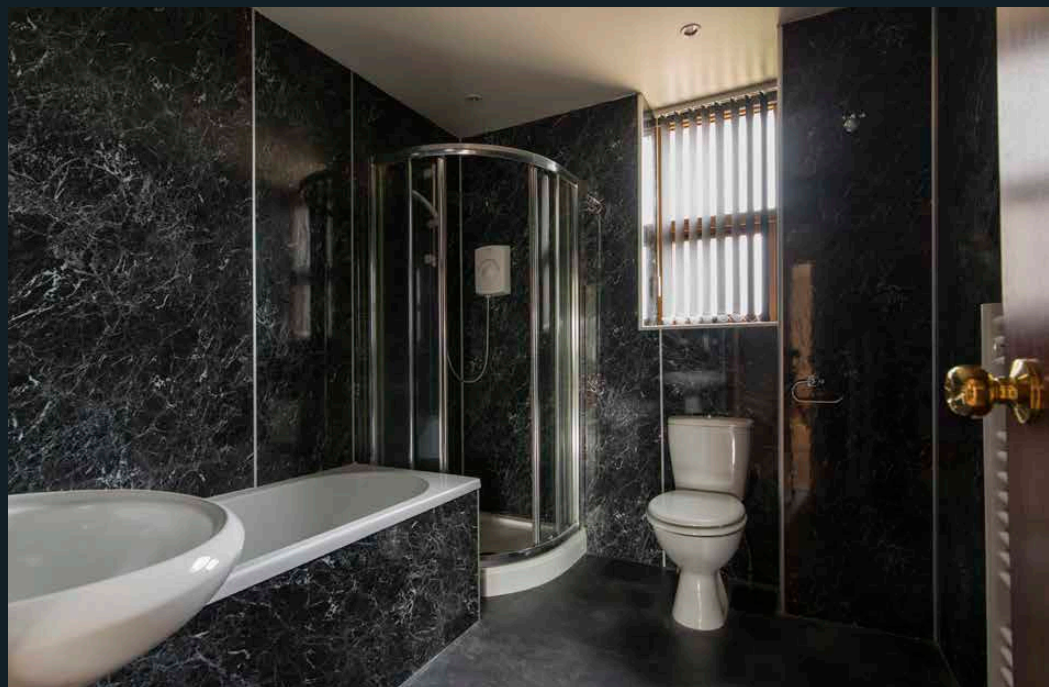
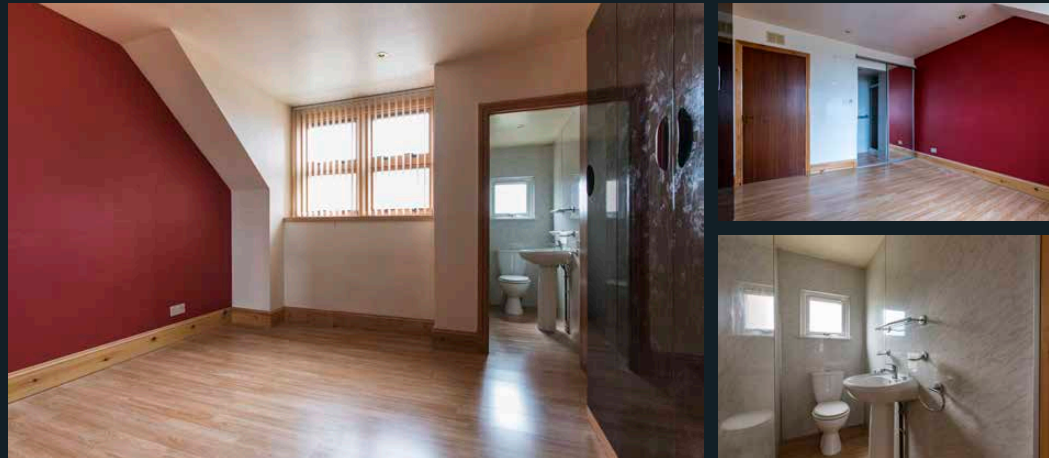
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Number 52a Prince Street is a spacious three bedroom upper second-floor dwelling located in a popular residential area and presented to the market in an immaculate walk-in condition. This substantial dwelling offers spacious living accommodation over a single level which has been maintained and upgraded to an exceptional standard, with recent upgrades to the modern kitchen and bathroom, further benefiting from double glazing and gas central heating. Situated in a fantastic residential location this would be an ideal property for the young family, the professional couple or has huge potential as a buy to let property.

Accommodation consists: Communal hall and stairway with one other property, a vestibule to the main hallway, large bright lounge with gas fire, modern kitchen with multiple base and wall mounted unit's integrated appliances and breakfast bar. A centrally located recently installed family bathroom with separate shower cubical. Master bedroom with wash hand basin, toilet, and separate shower, two further double bedrooms one of which has fitted wardrobes. The attic has been professionally converted and can be accessed from the property via a Ramsey style ladder or from the communal attic that has its own stairway and locked door, perfect as a games room or for further storage.

Free on-street parking is available, the large rear gated garden is segregated into three separate areas one for each of the properties with a central communal grassed area. A large summer house with power and light and garden shed are included in the sale.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen/Diner	4.30m (14'1") x 3.60m (11'10")
Bedroom 1	4.10m (13'6") x 3.90m (12'10")
Bedroom 2	4.20m (13'9") x 3.60m (11'10")
WC	1.90m (6'3") x 0.90m (2'11")
Bedroom 3	4.10m (13'6") x 2.90m (9'6")
Bathroom	2.50m (8'2") x 2.20m (7'3")

Gross internal floor area (m²): 100m²

EPC Rating: D

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

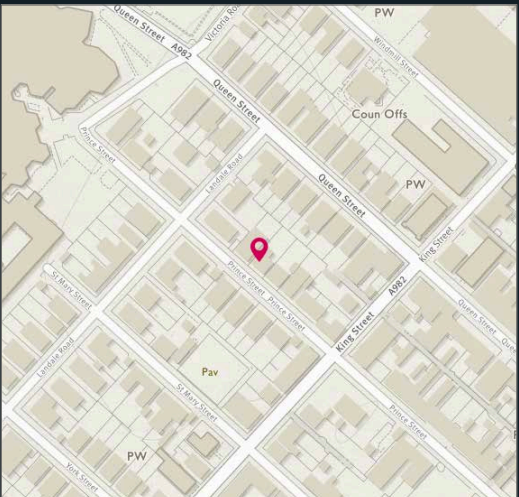


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Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer