



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**4 Station Place**

HATTON, PETERHEAD, AB42 0DL

# HATTON

PETERHEAD, AB42 0DL

4 Station Place, Hatton, is located in a very popular and recently completed residential area. Local amenities include a highly regarded primary school, local shop, bakery, hairdresser and the Hatton Mill Inn.

The picturesque village of Mintlaw to the north approximately 8 miles and the vibrant town of Ellon approximately 5 miles to the south both provide a wider range of facilities. There are local specialist shops including a major supermarket at Ellon, Post Office, NHS health centres, pharmacy, fantastic eateries with numerous pubs and hotels to enjoy. Also located close by is Aden Country Park, a fantastic location with numerous parks, for children, dog walking, cycling, etc. Locally there is an abundance of clubs for all ages from jogging, walking, tennis and golf, with the world-famous Trump links course a short drive from the property.

The recently opened (AWPR) Aberdeen Western Peripheral Route dual carriageway from Ellon to Aberdeen and Dyce Airport has reduced travelling time greatly, especially to the city and the airport. Aberdeen is approximately 22 miles as to the south as is Dyce and is easily commutable with regular local transport.



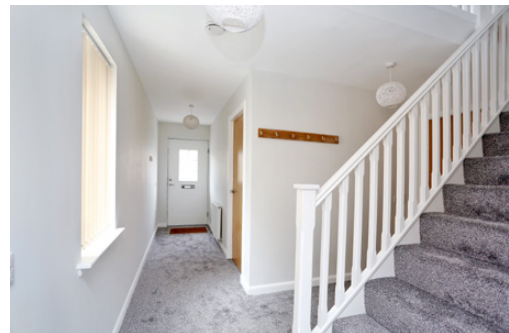
# 4 STATION PLACE

HATTON, PETERHEAD, AB42 0DL

Station Place, Hatton, is a recently completed small housing scheme built to a high specification by Kinellan Building LTD. Number 4 is a spacious superior, three bedroom semi-detached property and enjoys the modern comforts of immaculate fresh neutral decor, superior fixtures and fittings and further benefits from gas central heating and double glazing, presenting the perfect purchase for first-time buyers, the professional couple or couples with a young family.

Upon entering, the hall leads through to the spacious lounge with large picture window which allows the natural light to flood through. The stylish dining kitchen is fitted with a range of wall and base units and quality integrated appliances, space for dining furniture and a rear door leading out to the garden. Completing the ground floor is a three-piece family shower room. A carpeted stairway to the upper hallway provides access up to the loft offering great additional storage. There are three good sized bedrooms one of which is the master all have fitted wardrobes or cupboard space. The family bathroom with a white three-piece suite completes this home.

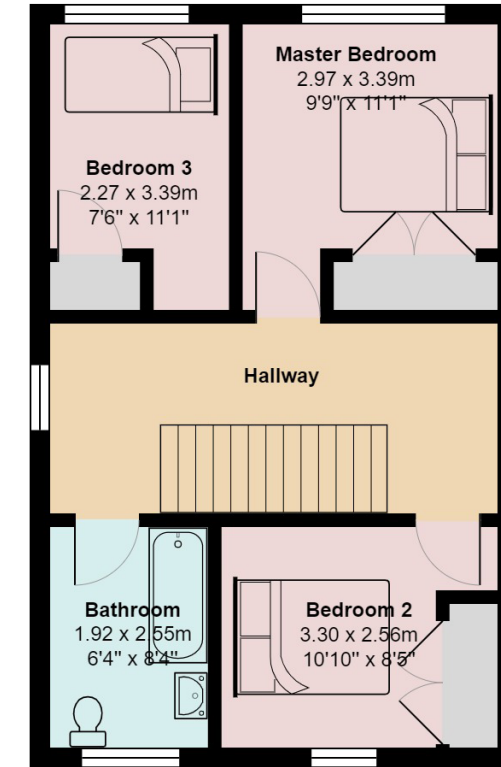
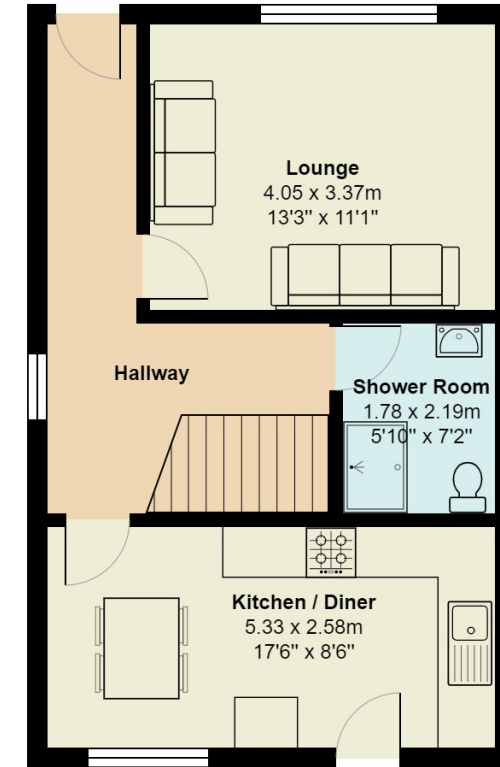
A private driveway allows off-street parking for at least two vehicles with ample visitor parking within the scheme immediately in front of the property. A footpath to the side allows access to the gated rear garden which has been laid mostly to lawn, with patio area laid to decorative stone chip. The garden has a high perimeter fence making it a safe and secure environment for children and pets alike. A large wooden garden shed will remain.





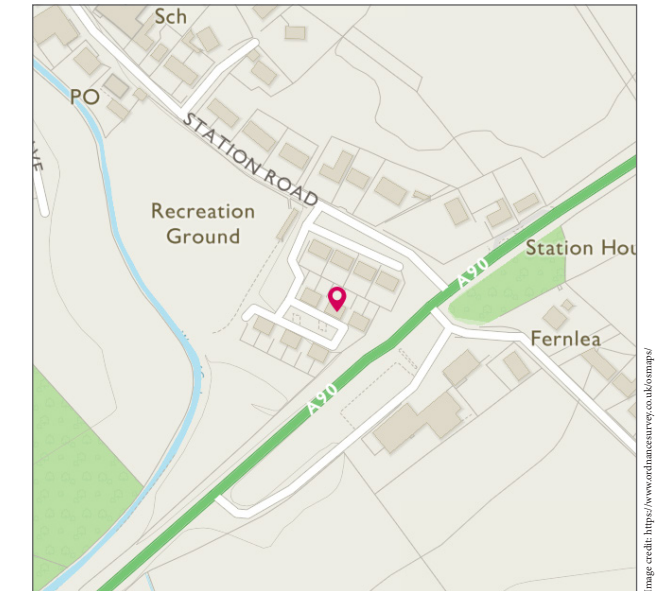
# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: C

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





  
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**Part  
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