

30 Craighton Drive

PETERCULTER, ABERDEENSHIRE, AB14 0SF



*PRESTIGIOUS VILLAGE LOCATION
CLOSE TO ALL AMENITIES*



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McEwan Fraser Legal is delighted to offer for sale a fantastic opportunity to purchase this 3-bedroom semi-detached dwelling in the prestigious village of Peterculter. Number 30 Craigton Drive is located in a very popular residential location and within easy walking distance of the village and its amenities. The property requires renovation and modernisation throughout which is reflected in the asking price but has huge potential and once completed will make a fantastic family home. The property has full UPVC windows and exterior doors with gas central heating. With its prestigious desirable location, it is certainly worth viewing.

The internal accommodation comprises an entrance vestibule leading to the hall and all other accommodation. The lounge boasting exceptional proportions has dual-aspect windows overlooking the front and rear gardens. The kitchen has numerous base and wall-mounted units with some integrated appliances and allows access to the rear garden and a guest WC off the main hallway completes the ground floor accommodation. A carpeted staircase with wooden balustrade to the first floor hallway in turn leads to the 3 double bedrooms one of which has a fitted cupboard and a family bathroom with shower over the bath completes the accommodation. In addition, there are ample storage cupboards throughout the property.





The Kitchen





Bedroom 1





Bedroom 2

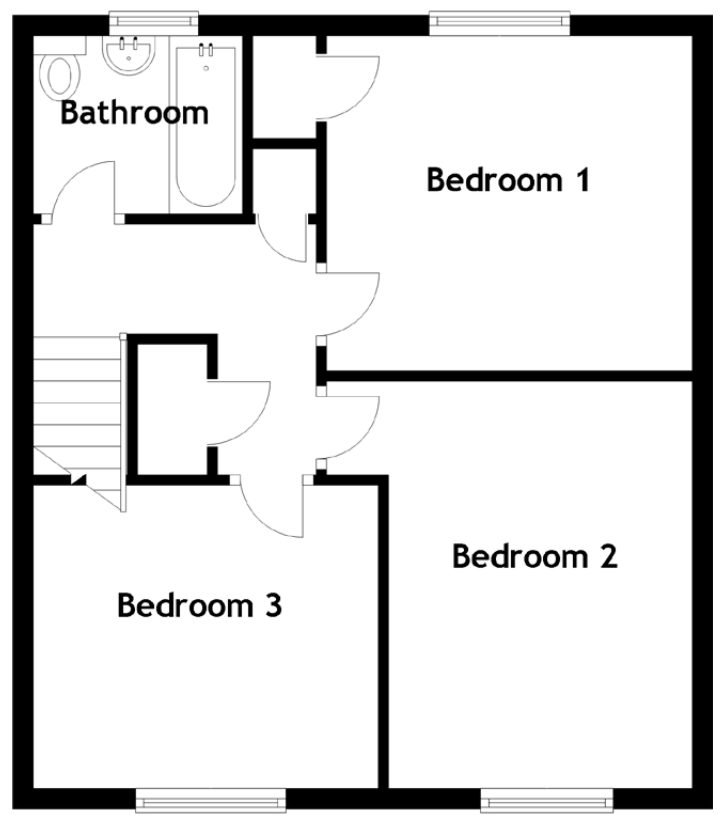
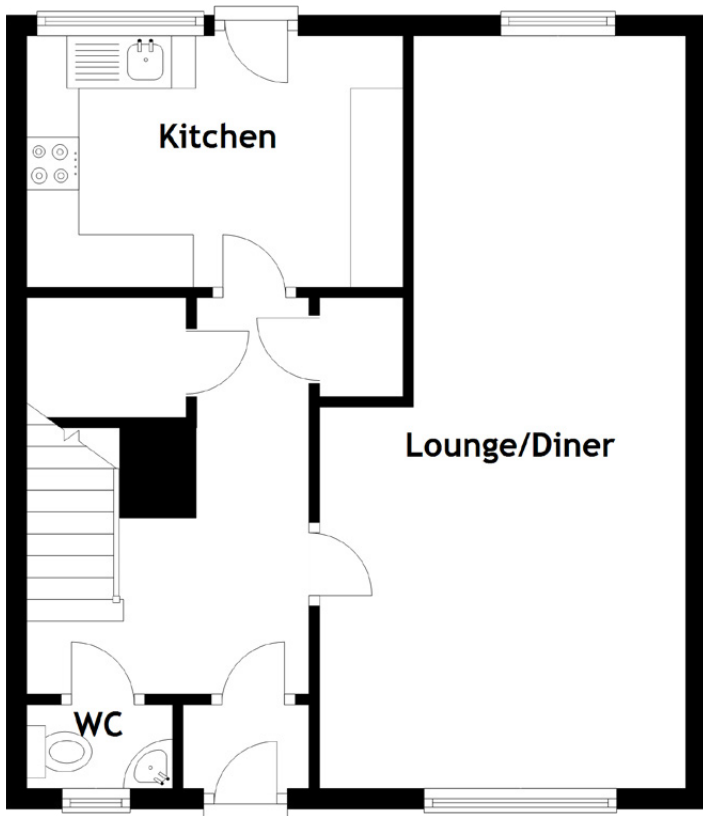




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.20m (23'7") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 2.40m (7'11")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.90m (12'9") x 2.91m (9'6")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")

Bathroom 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 92m²

EPC Rating: C

To the front of the property, the garden and drive are laid to decorative loc-bloc paving, with off-street parking for several vehicles. The rear garden has a southerly aspect and is fenced on three sides, laid to stone slabs. The garden is overgrown but has huge potential. There is also a lean too and garage adjacent to the property.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

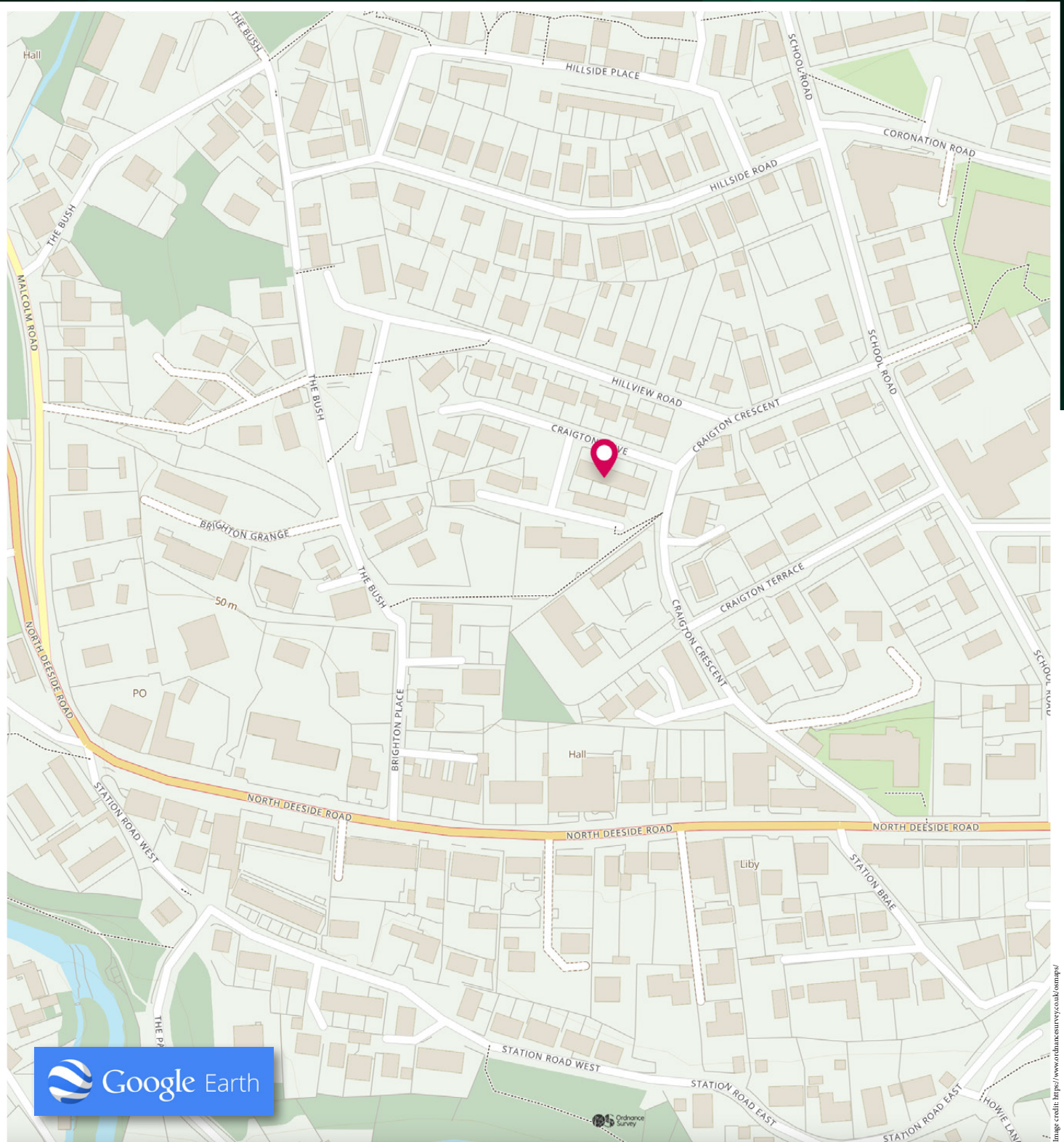




This superior detached dwelling is located in the quiet village of Peterculter, which lies approximately 8 miles west of Aberdeen City Centre and is situated along the A93 North Deeside Road. The village offers a good range of local shops and amenities, including a GP surgery, library, restaurant and takeaway outlets with a community centre and 18-hole golf course. Education is catered for at the local primary school, with superb reputable secondary education provided for at Milltimber and Cults with further private schools available within Aberdeen City. Excellent and regular public transport links are available to and from the city, including the No 19 which travels past Aberdeen University.

The (AWPR) Aberdeen Western Peripheral Route is less than a few minutes from the property making all industrial areas north and south of the city readily accessible including Dyce International Airport.

There is a variety of sporting and leisure pursuits on offer at nearby Deeside Golf Course and Kippie Sports and Country Club which is within walking distance along with local shops, pubs and restaurants. Aberdeen provides all that one would expect from modern-day city living, including a multitude of shopping malls and local and specialist shops.



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