

# 14 Douglas Crescent

PETERHEAD, ABERDEENSHIRE, AB42 1GD



*A superbly presented detached bungalow*



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McEwan Fraser is delighted to present this superb five-bedroom detached bungalow to the market. In a quiet non-through road with sea views, the property is presented to the market in walk-in condition.

# THE LOUNGE



The property is beautifully presented throughout, with an entrance hall leading to the reception hall. The lounge faces the front, is well proportioned and has a wood-burning stove. This opens to a very impressive kitchen dining area.

# THE KITCHEN/UTILITY



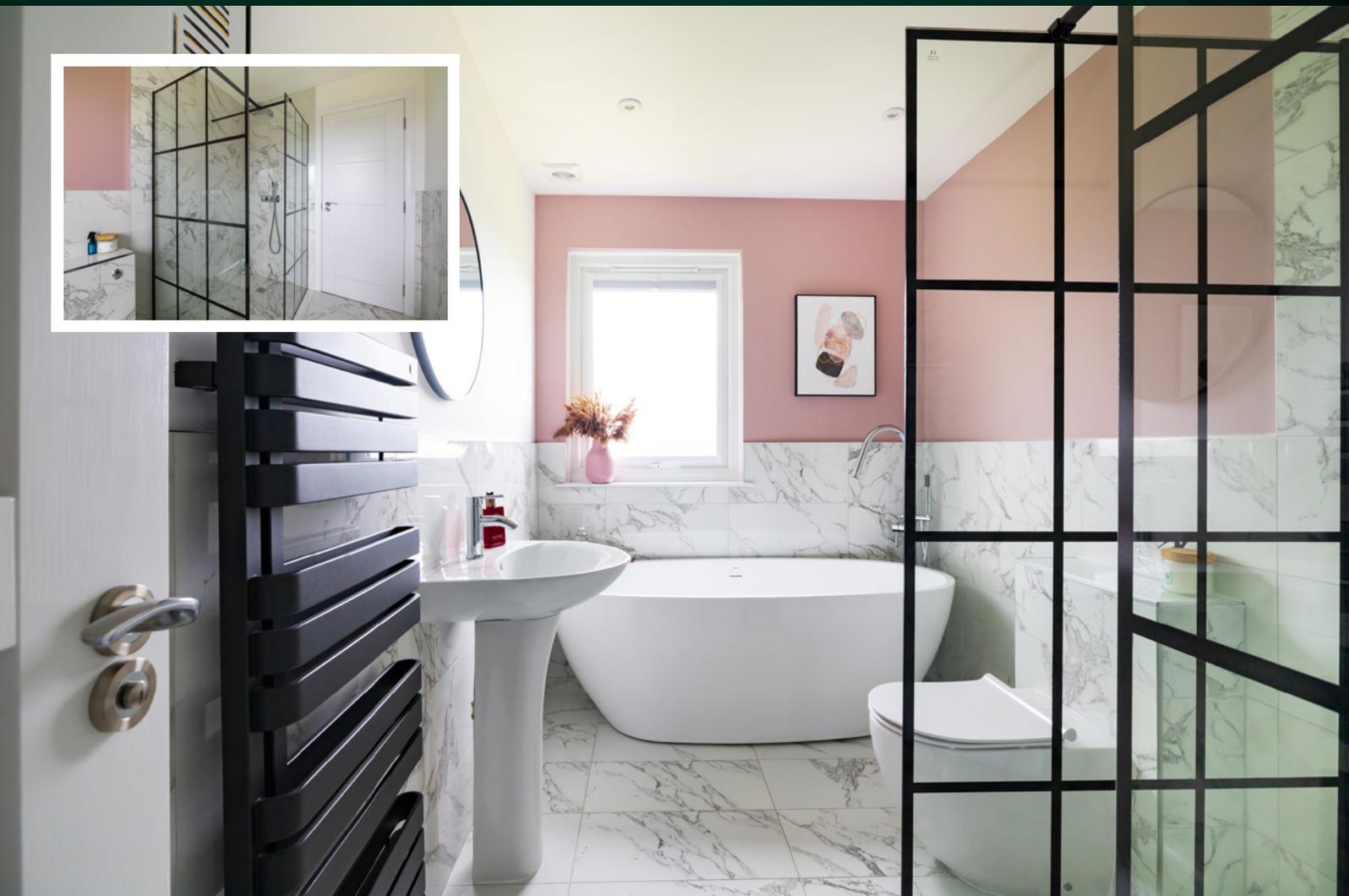
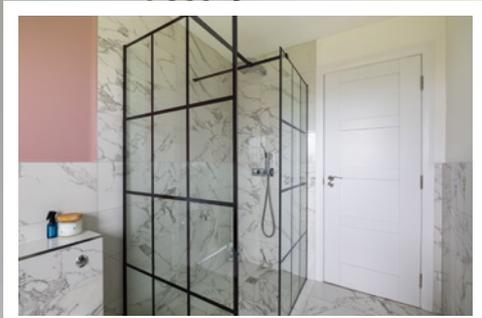
The kitchen is stylish and makes a superb entertaining area, and is the heart of the home. Off the kitchen is a fully equipped utility room, providing direct access to the rear garden.



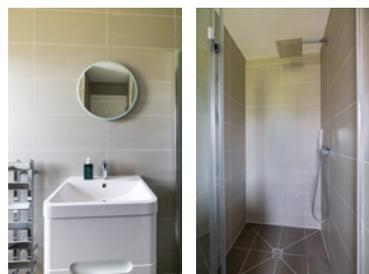


There is a master bedroom with an en-suite, a guest bedroom with an en-suite, three further bedrooms and a family bathroom. The further bedrooms could be used as extra reception rooms if so required.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



# BEDROOM 5

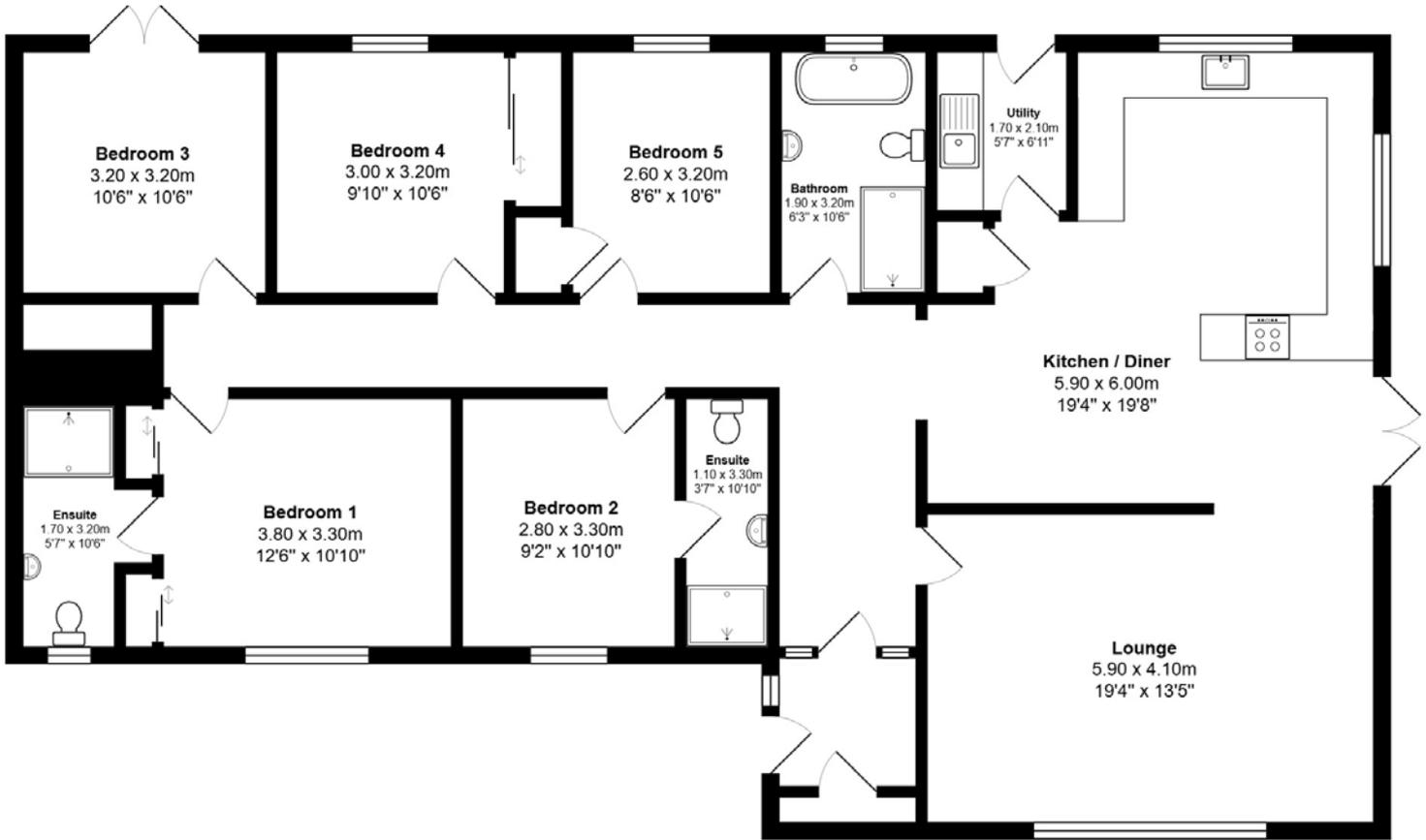


The garden is level, mostly laid to lawn, and securely fenced. There is off-road parking and a double garage, completing this super property.

# EXTERNALS & VIEW

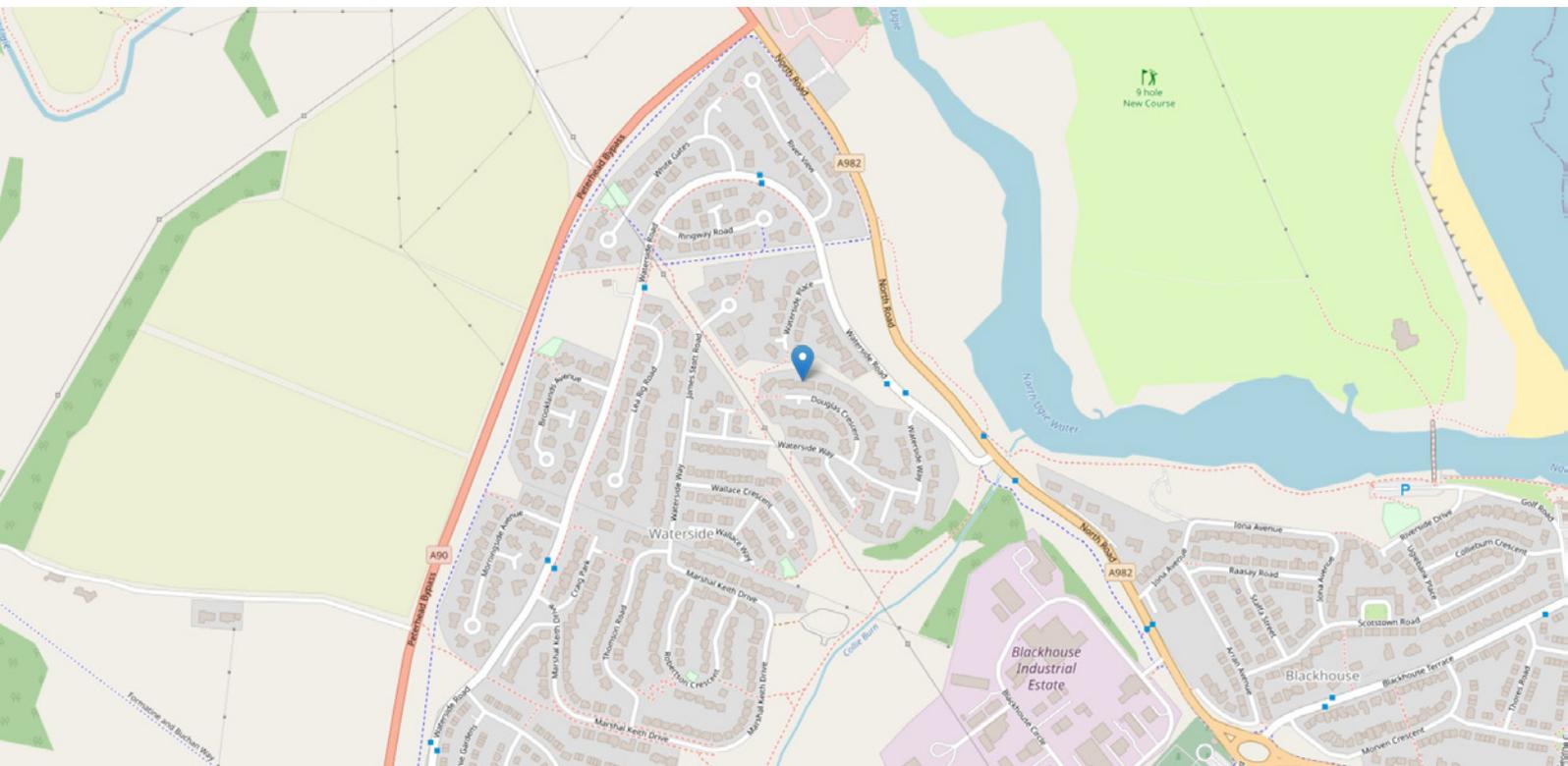


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 155m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Douglas Crescent sits on a quiet non-through road on the northwestern edge of Peterhead. The coastal town of Peterhead is steeped in history and is 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 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 primary schools, with higher education is 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.



# McEwan Fraser Legal

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