

5 Links View

ST. FERGUS, PETERHEAD, AB42 3HY



Immaculate end-terrace circa 1938, traditional stone and slate, three-bedroom property with attic conversion and double garage in a village location close to all amenities



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Number 5 Links View, St. Fergus, is presented to the market in an immaculate condition, with generous room sizes over three floors that allow for modern-day and versatile family living. The property has immaculate décor and further benefits from full double glazing with gas central heating. Undoubtedly an ideal purchase for those looking for a spacious property in a peaceful village setting. It would suit the young family with room to grow or a fantastic first-time purchase.

THE LOUNGE



The property consists of a welcoming hallway, which in turn leads to all the accommodation. A spacious lounge to the front of the property is flooded with natural light through a large picture window.

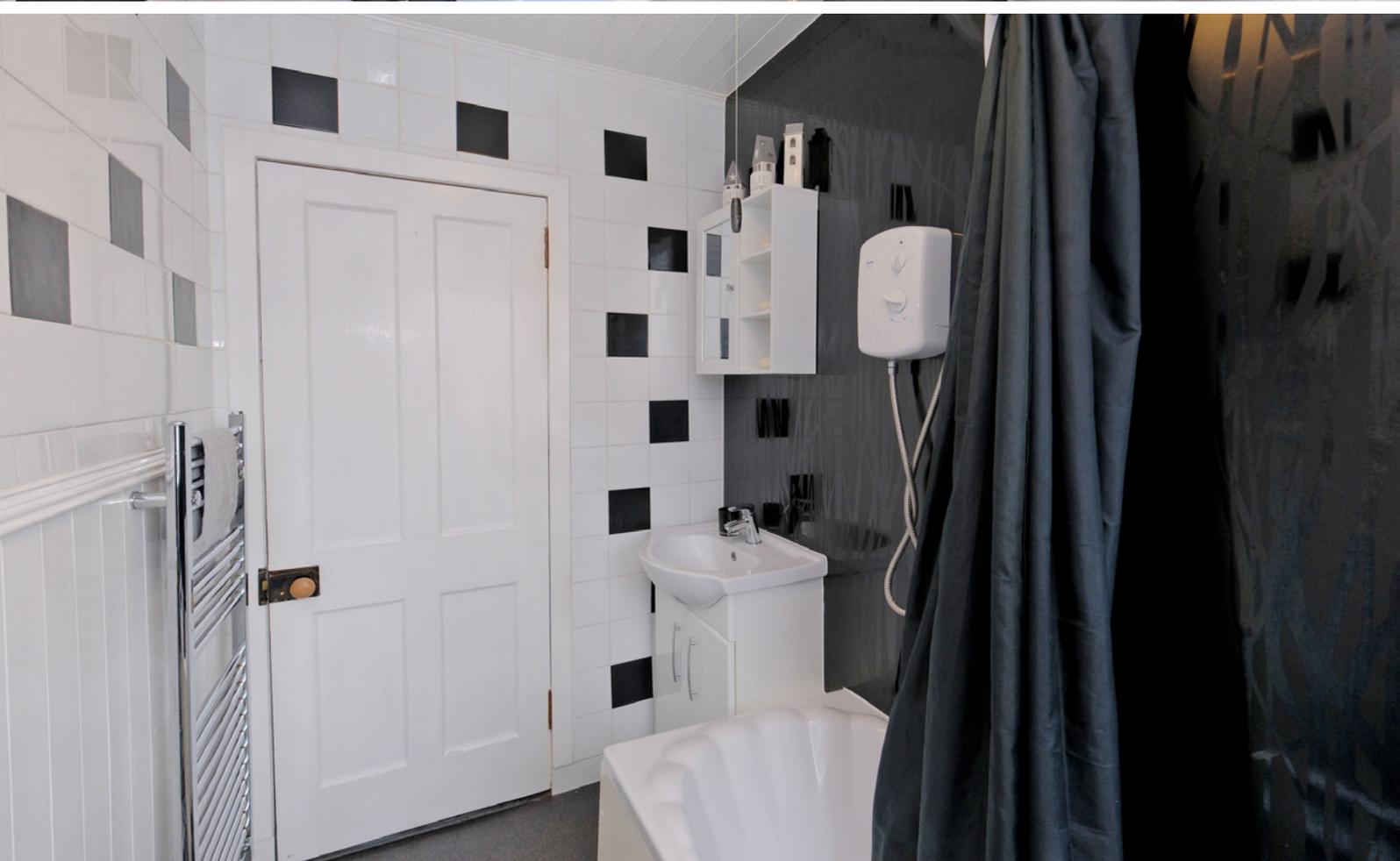
THE KITCHEN/DINER



The modern dining kitchen is fitted with a wide range of wall and base-mounted units with contrasting work surfaces and includes an integrated dishwasher. There is ample space for a range of standalone or integrated appliances and a dining table. Access to the rear garden is from the kitchen. A family bathroom with an electric shower completes the ground-floor accommodation.



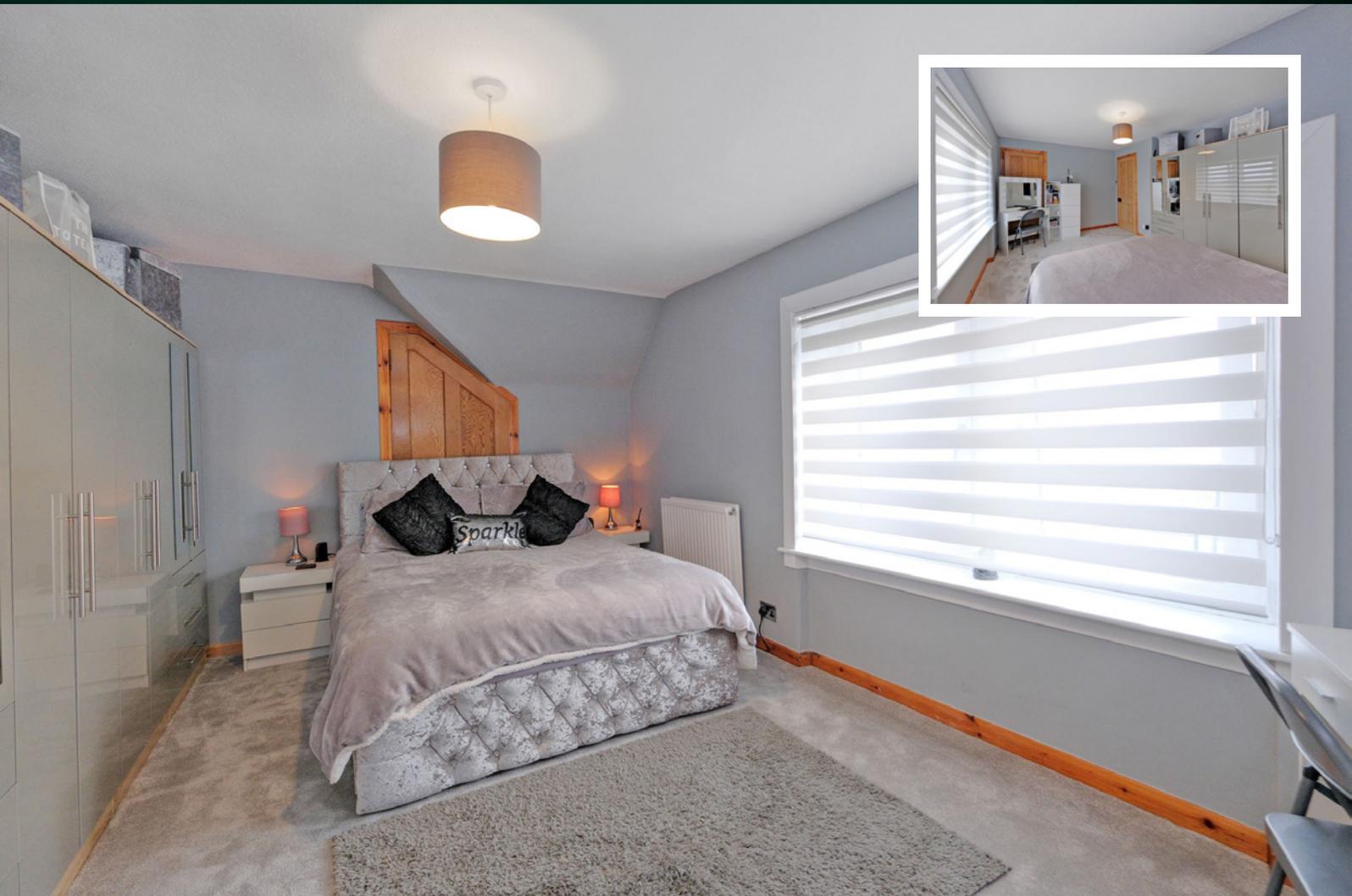
THE BATHROOM





A carpeted staircase leads to the first floor, where there is a total of three double bedrooms, the largest of which is located at the front of the property and benefits from two fitted wardrobes; the other two are good-sized doubles and are at the rear of the property.

BEDROOM 1



BEDROOM 2



BEDROOM 3



A purposely build stair case leads to cleaver designed attic room, which can be utilised for a multitude of purposes, currently being used as a 4th bedroom with an area big enough for a home office or gaming station. In addition, there are ample storage cupboards throughout the property.

THE ATTIC ROOM



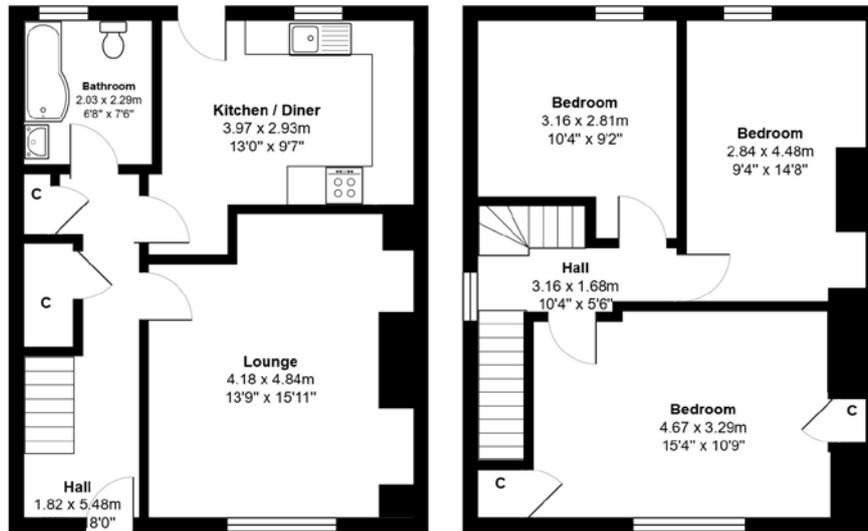
The front garden is bordered by a low perimeter wall with an ungated pathway and an extensive drive that leads to the rear of the property and the double garage. The drive allows off-street parking for at least 4 vehicles, with the front garden laid mostly to lawn. The rear garden is bordered by either a high perimeter wall or a wooden fence. Laid to either a small grassed area, decorative stone chip, or concrete driveway.

The double garage is of a corrugated metal design, has power and light, and ample space for at least two medium-sized cars.

EXTERNALS

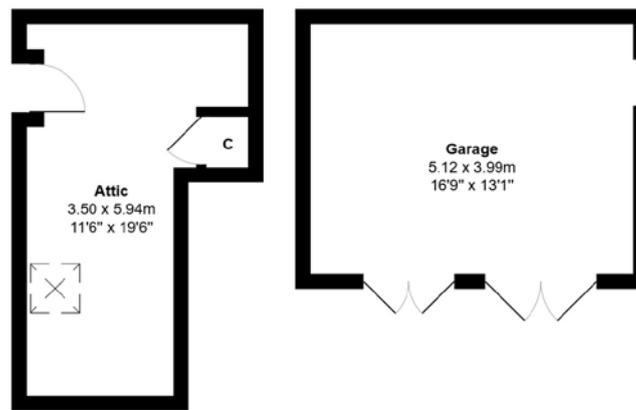


FLOOR PLAN & DIMENSIONS



Ground Floor

First Floor

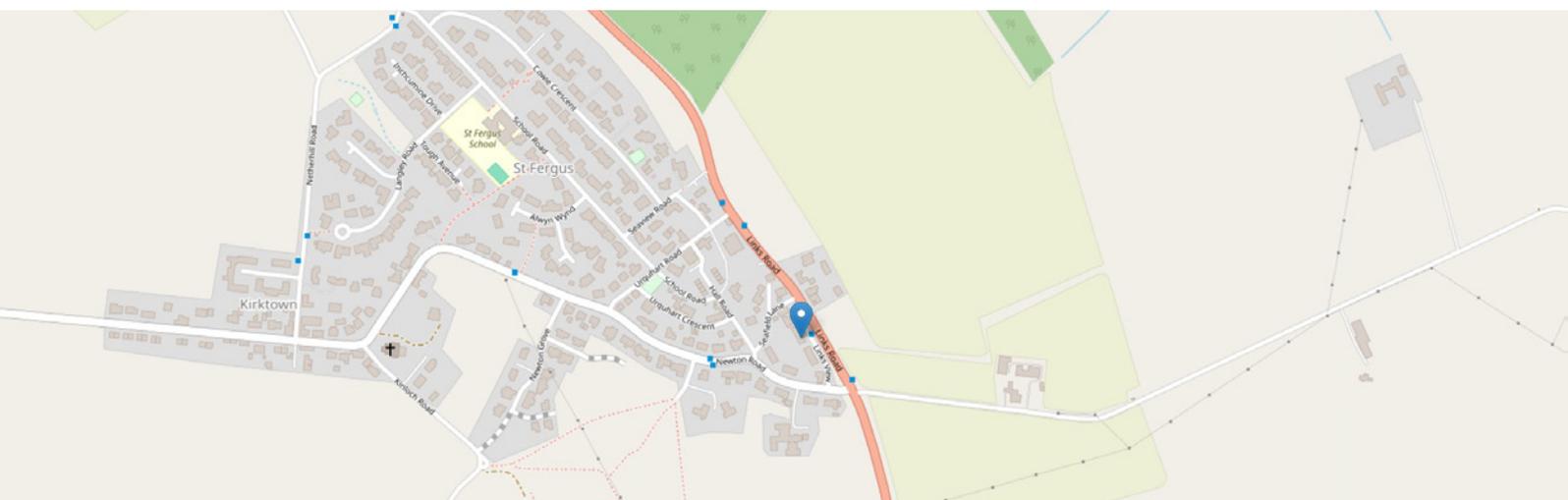


Attic

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: D

Extras: All fitted floor coverings, blinds, and some light fittings are included in the sale.



THE LOCATION

Located in the popular village of St. Fergus, set back from the A90 Aberdeen to Peterhead road, within the village, there is an excellent primary school and a range of shops and amenities. St Fergus would be ideal as a commuter base, offering the peace and tranquillity of village life, with the fabulous Scotstown beach a short walk away. The coastal town of Peterhead, approximately 5 miles south of St Fergus, 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 it is currently 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. Peterhead 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, and 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, and are easily commutable on the Aberdeen Western Peripheral Route Bypass. 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.



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