




McEwan Fraser Legal

Solicitors & Estate Agents

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12 Gordon Street

BODDAM, PETERHEAD, AB42 3AY



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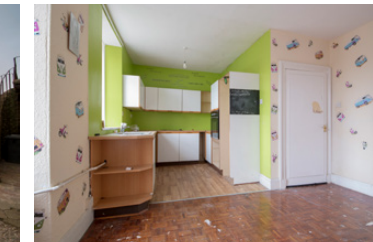
Location

The popular coastal village of Boddam lies some 3 miles south of Peterhead. The village offers a variety of local amenities and a regular bus service operates to Peterhead. The coastal village of Boddam has many amenities including a primary school, local shops and hotels and in our view this property is an ideal purchase for the first time buyer. Within walking distance of the rugged north east coastline and its breathtaking views. Peterhead is with-in easy commuting distance where you will find the thriving harbour and bustling fish market providing a service to the fishing, oil, gas and other maritime industries. Peterhead town centre is approximately three miles from the property and provides all that one would expect from modern day living, including a multitude of local shops, pubs, restaurants and major supermarkets. The local area and the town offer an excellent bus service with the city of Aberdeen approximately 29 miles South of Peterhead.

Property

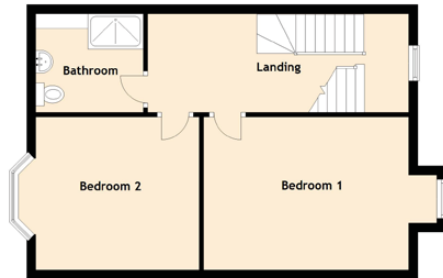
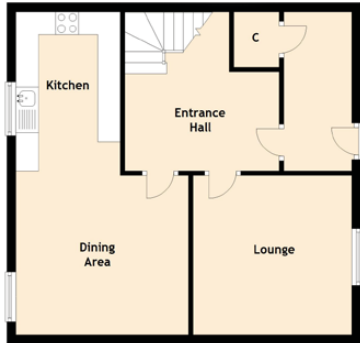
Some modernisation required, ideal first home or investment property. The property offers a well-proportioned and versatile level of accommodation. Although requiring modernisation the property offers a great deal of potential for somebody looking for a project. The property comprises a self contained flat on first and attic floors in a detached 2 storey and attic block containing 4 self contained flats. First floor - entrance vestibule, hallway, living room/bedroom, open plan dining room/kitchen. Attic floor - 2 bedrooms, shower room with WC. There is a shared garden area to the rear comprising areas of grass and stone chips and provides off street parking.

Viewing by appointment only.



SPECIFICATIONS

FLOOR PLAN
LOCATION

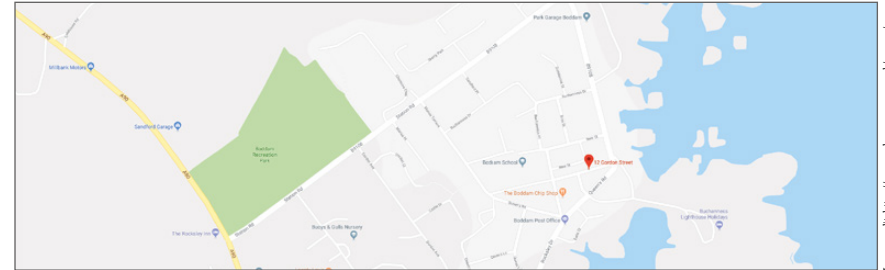


Approximate Dimensions (Taken from the widest point)

Dining Area	3.80m (12'6") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.30m (7'7")
Lounge	3.50m (11'6") x 3.50m (11'6")
Bedroom 1	4.51m (14'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²) : 80m² // EPC Rating : D

Extras (included in the sale) : Double glazed, gas central heating, off street parking.




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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
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