

10 Cowie Crescent

ST. FERGUS, PETERHEAD, ABERDEENSHIRE, AB42 3EZ



*Architecturally designed, huge one-of-a-kind
five-bedroom detached dwelling*



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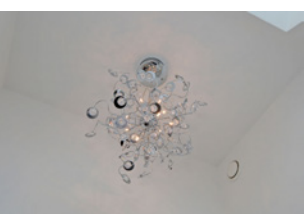
Ben Arkle is quite simply a one-of-a-kind property, architecturally designed and built circa 1996 to the highest of specifications, with the skill of professional tradespersons and quality materials being evident at every turn of this exceptional home. The current owners during their long tenure have continually upgraded and extended when and where necessary regardless of cost.

The property is presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures, and fittings offering luxury and comfort throughout, many of them specially commissioned. Further benefitting from a CCTV system, full double glazing with gas central heating. Undoubtedly an ideal purchase for those looking for a spacious immaculate property in a peaceful village setting. The standard of this home will be difficult to match and is quite simply a must-view. With its versatile living accommodation, it would suit the young family with room to grow or the extended family.

THE KITCHEN/DINING /LIVING ROOM



The property consists of a vestibule leading to the welcoming hallway which in turn leads to all accommodation, a bespoke luxury kitchen has multiple units and is fitted with superior integrated appliances, with a breakfasting table and central island which is open plan to the formal dining, family area, and sunroom. This extensive area is the main hub at the centre of the family home and is awash with natural sunlight with multiple windows on all sides and from the ceiling. A rear hall from the kitchen leads to the utility room, the integrated double garage, a guest W.C., and the garden.

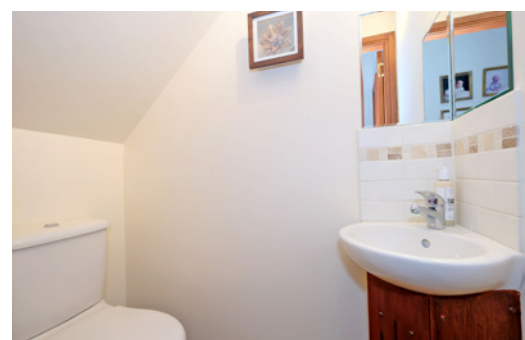


THE UTILITY & WC



To the south side of the property, a second reception room is currently being used as a 5th bedroom, with French doors leading to the front garden, you also have a further guest WC with the potential of a sixth bedroom being utilised as a full-sized wall-to-wall dressing room.

BEDROOM 5





To the north side of the property, there are three further double bedrooms, all of which have fitted wardrobes with the largest of the three having an en-suite shower room. A luxurious centrally located family bathroom room with a vaulted ceiling and rolltop bath adds that touch of grandeur and completes the accommodation. In addition, there are ample storage cupboards and attic storage throughout the property.

BEDROOM 2





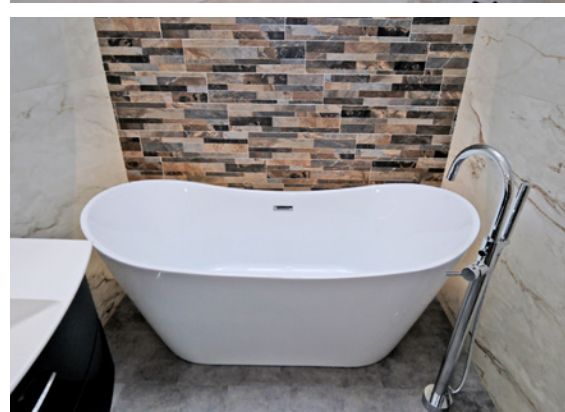
BEDROOM 3



BEDROOM 4



THE BATHROOM





A carpeted staircase with wooden balustrades leads to the upper floor where you have the master bedroom with an en-suite shower room dual aspect windows and a bespoke custom-built walk-in wardrobe.

THE MASTER BEDROOM



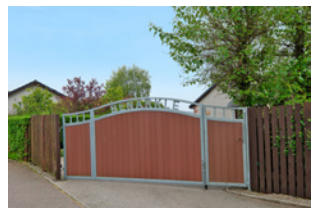


The gated tared driveway that leads to the side of the property allows parking for a multitude of vehicles immediately in front of the double-integrated garage. The extensive garden grounds are mostly laid to lawn with borders containing a multitude of shrubs, plants, seasonal flowers, and trees and are bordered by high wooden fences and hedges.

A serpentine pathway leads around the house where there is a choice of several seating areas throughout the gardens including a barbeque area that is perfect for alfresco dining and enjoying the sun. The garden areas are gated and fenced providing a safe and secure environment for children and pets alike.

A recently constructed wooden workshop/summer house that has power and light is also a fantastic addition to this outside space.

EXTERNALS





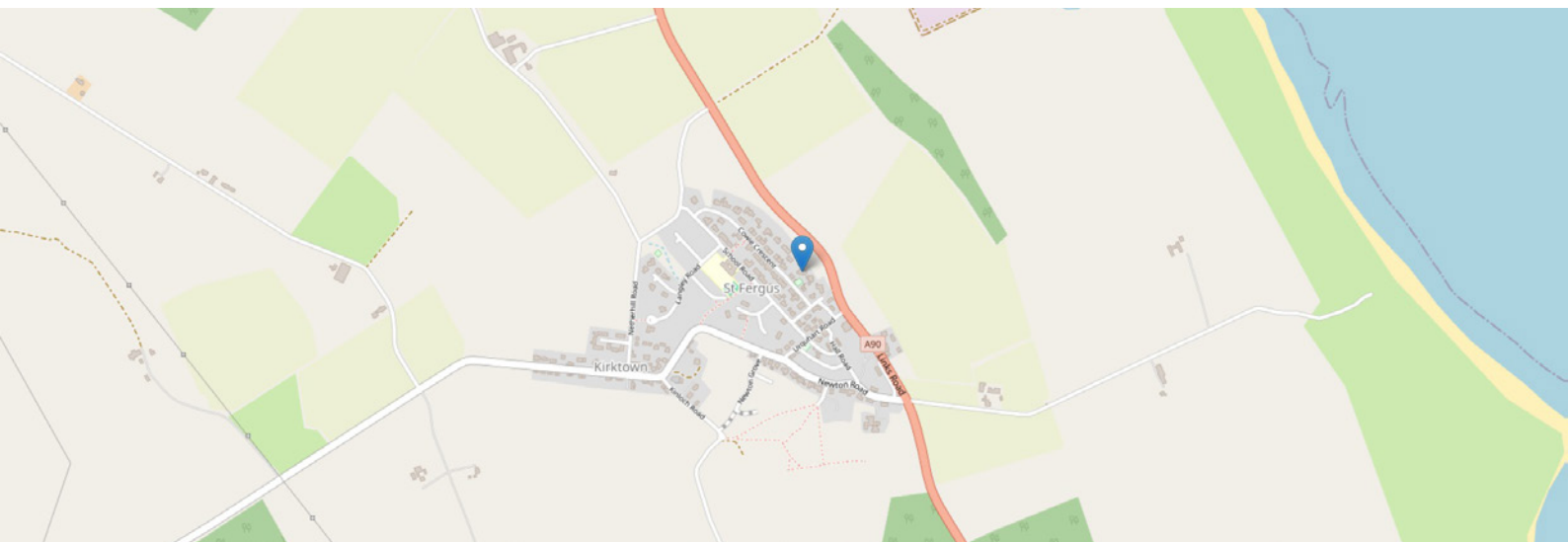
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 254m² | EPC Rating: C

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



THE LOCATION

Ben Arkle 10 Cowie Crescent is located in St Fergus, a popular village set back from the A90 Aberdeen to Peterhead road. The village has an excellent primary school and a range of shops and amenities. St Fergus would be ideal as a commuter base to enjoy the peace and tranquillity of village life with the fabulous Scotstoun beach a short walk away.





The coastal town of Peterhead approximately 3 miles south of St Fergus is steeped in history and is 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 Scotland's chief British whaling centre and 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 with higher education 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 which 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.



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