



Part of the new development in Peterhead "Sovereign Gate" is a very desirable residential area which is close to all amenities



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Completed recently number 2 Hope Avenue Peterhead is of the desirable "Gigha" design a spacious 4 bedroom detached property with integral garage and offering all the modern comforts and attention to detail that you would expect from the renowned Muir Homes. The present owner during his short tenure has continued to upgrade by adding a full bank of solar panels making this property even more "eco friendly" occupying a spacious corner plot and quite simply must be viewed to appreciate all that is on offer.

THE LOUNGE



Entering the hall you are immediately invited into the lounge leading through to the open plan kitchen/dining room which leads out to the rear garden via stylish patio doors which really bring the feeling of the outside in and offer the perfect place to enjoy the summer days. The ground floor of this home also features a WC and utility room further adding to the comfort and convenience of this property.

THE KITCHEN/DINER



THE UTILITY & WC



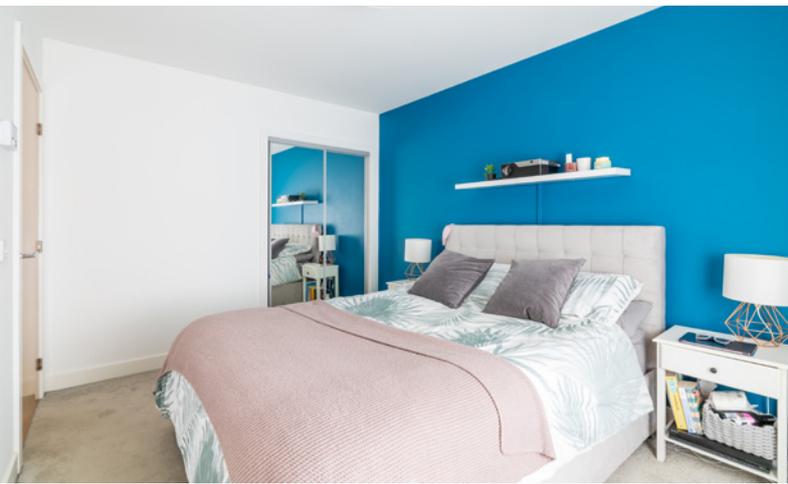


Boasting a contemporary en-suite as well as fitted wardrobes, the master bedroom within this home is worth noting and offers the perfect place to relax. In addition to the key features of the master, all three further bedrooms also benefit from fitted wardrobes. The very modern family bathroom and useful linen cupboard are also featured on the first floor of this home.

THE BATHROOM



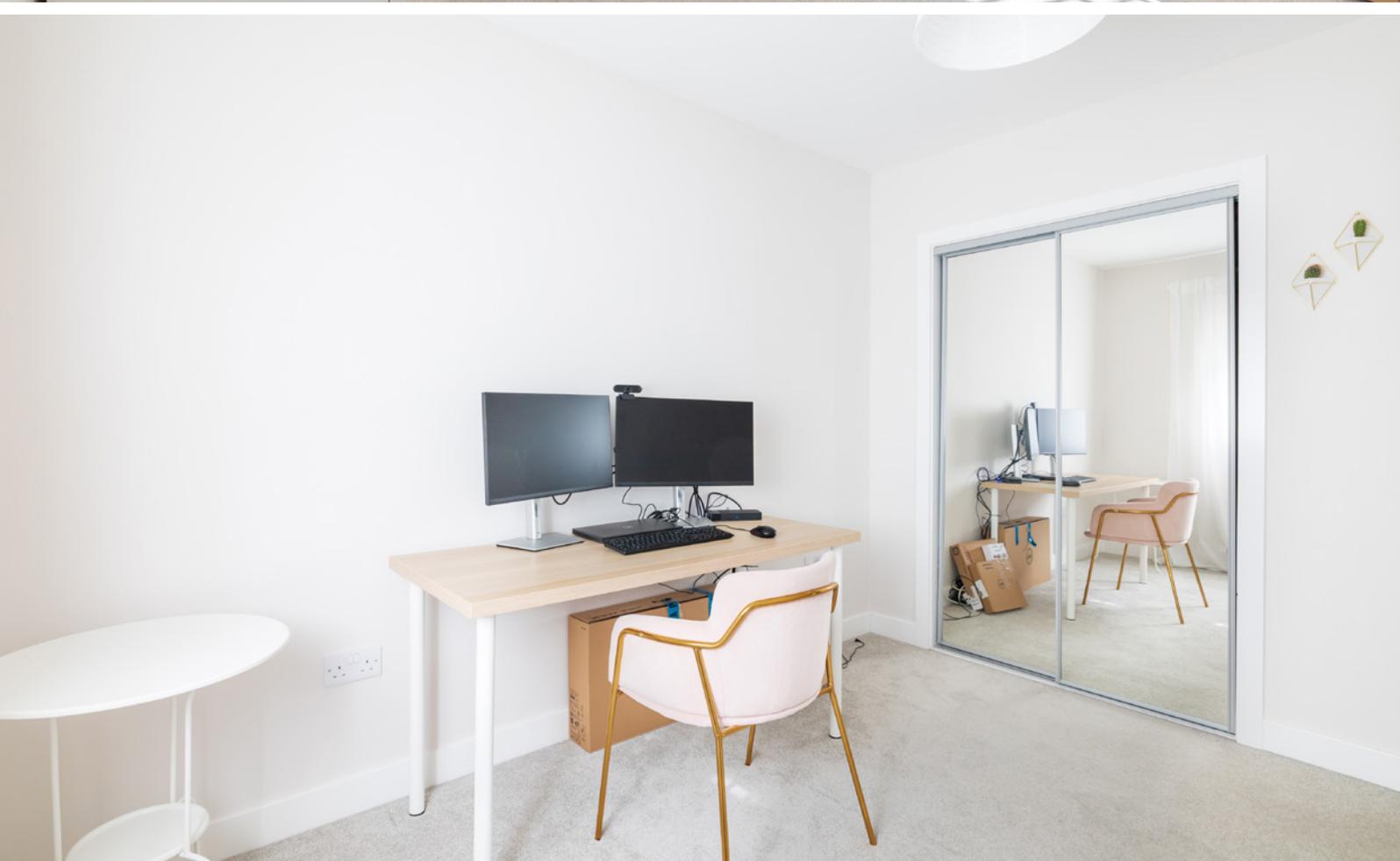
THE MASTER BEDROOM



BEDROOM 2 & 3

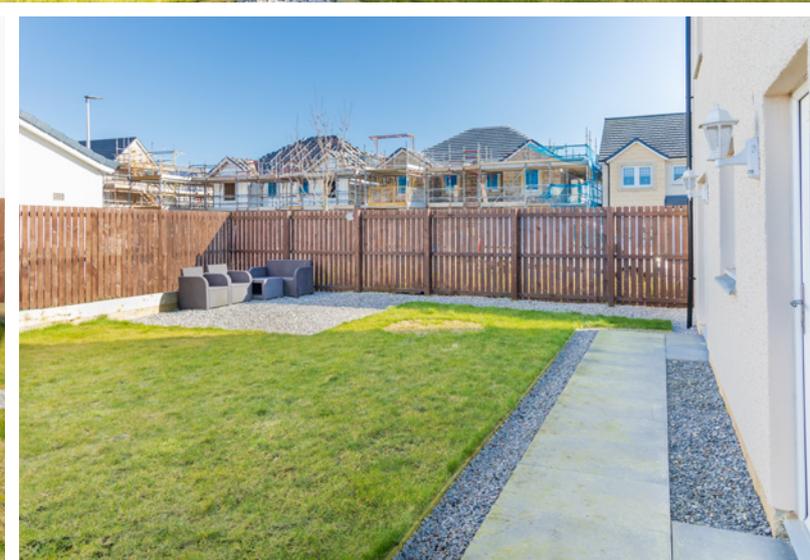


BEDROOM 4

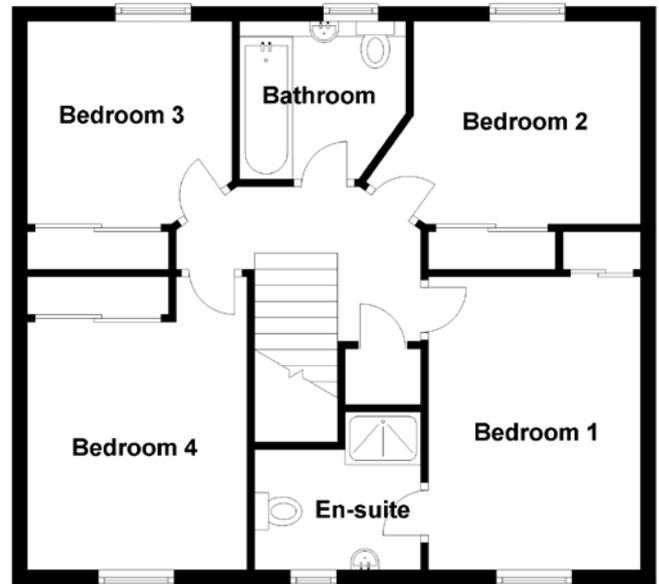
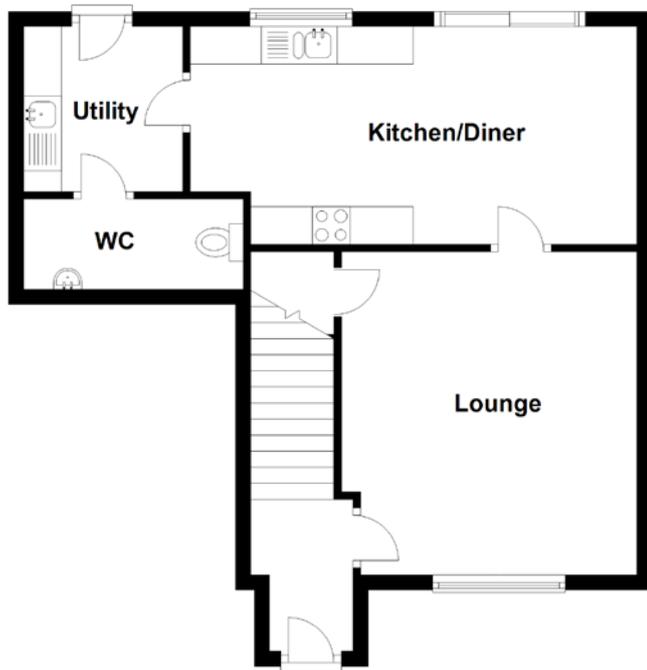


Immediately in front of the garage is a loc-bloc drive that allows for off-street parking for two vehicles side by side. The front and side gardens are laid to lawn with a side border containing various shrubs, plants and seasonal flowers. The gated rear garden is bounded by a high perimeter fence providing a safe and secure environment for children and pets alike, mostly laid to lawn with sporadic planting of shrubs and seasonal flowers, a patio area and decorative stone chip is perfect for some alfresco dining and enjoying the sun.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



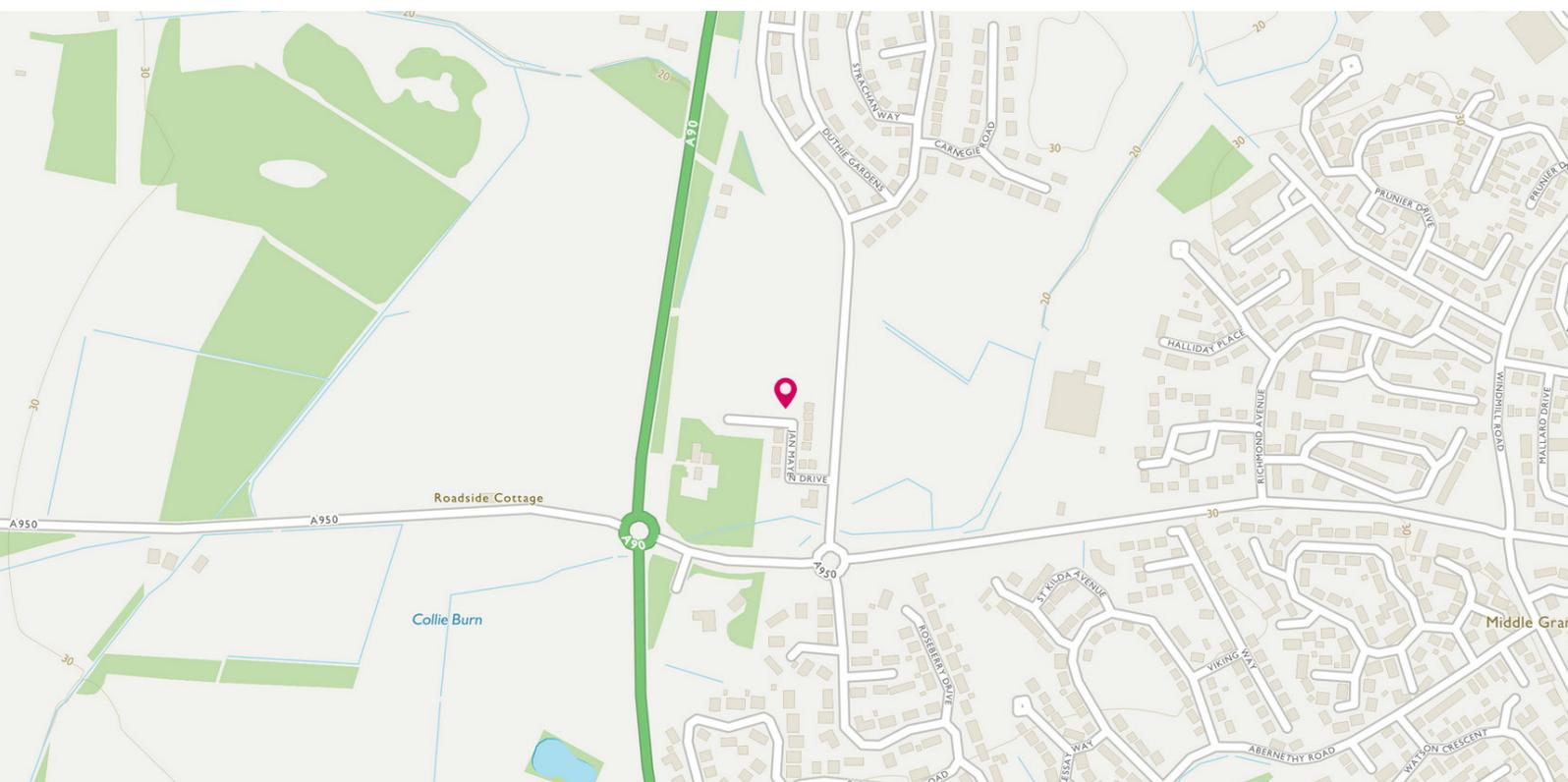
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'10")
Kitchen/Diner	5.90m (19'4") x 2.90m (9'6")
Utility	2.20m (7'3") x 2.10m (6'11")
WC	2.90m (9'6") x 1.20m (3'11")
Bedroom 1	3.90m (12'10") x 2.80m (9'2")
En-suite	2.10m (6'11") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")

Bedroom 3	2.70m (8'10") x 2.70m (8'10")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 108m²
EPC Rating: A

Extras (Included in the sale): All fitted floor coverings, blinds, and some light fittings.



THE LOCATION

The coastal town of Peterhead 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 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 & 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 facility's 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 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.




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