

The Seaberries

ROCKSLEY DRIVE, BODDAM, PETERHEAD, AB42 3BA

McEwan Fraser Legal
Solicitors & Estate Agents



The Property

The property consists of a vestibule with French-style double doors leading to the welcoming open-plan hallway and the remainder of the ground floor accommodation.

The bespoke luxury kitchen with multiple base and wall-mounted units is fitted with superior integrated appliances, including a double oven and a central island, with a breakfast bar, which is open to the extensive dining area, and a utility room.

The kitchen and dining area are flooded with natural light from the dual aspect windows. Access to the side and rear garden is from the kitchen.









The extensive lounge with its large picture window is flooded with natural light, and an ornate style open fire adds that touch of grandeur. A guest bedroom with an ensuite shower room has views over the rear garden, with a guest WC completing the ground floor accommodation.



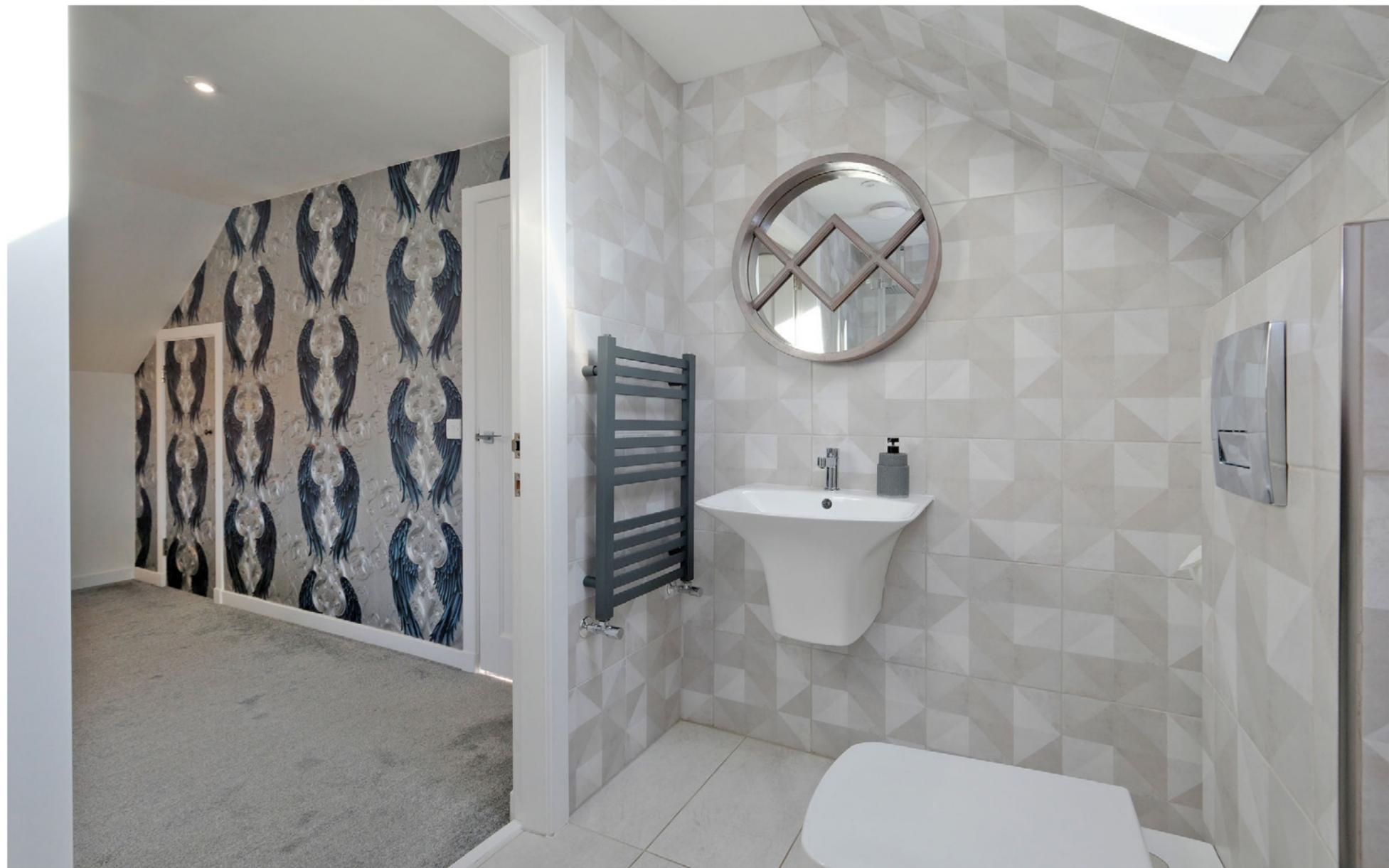




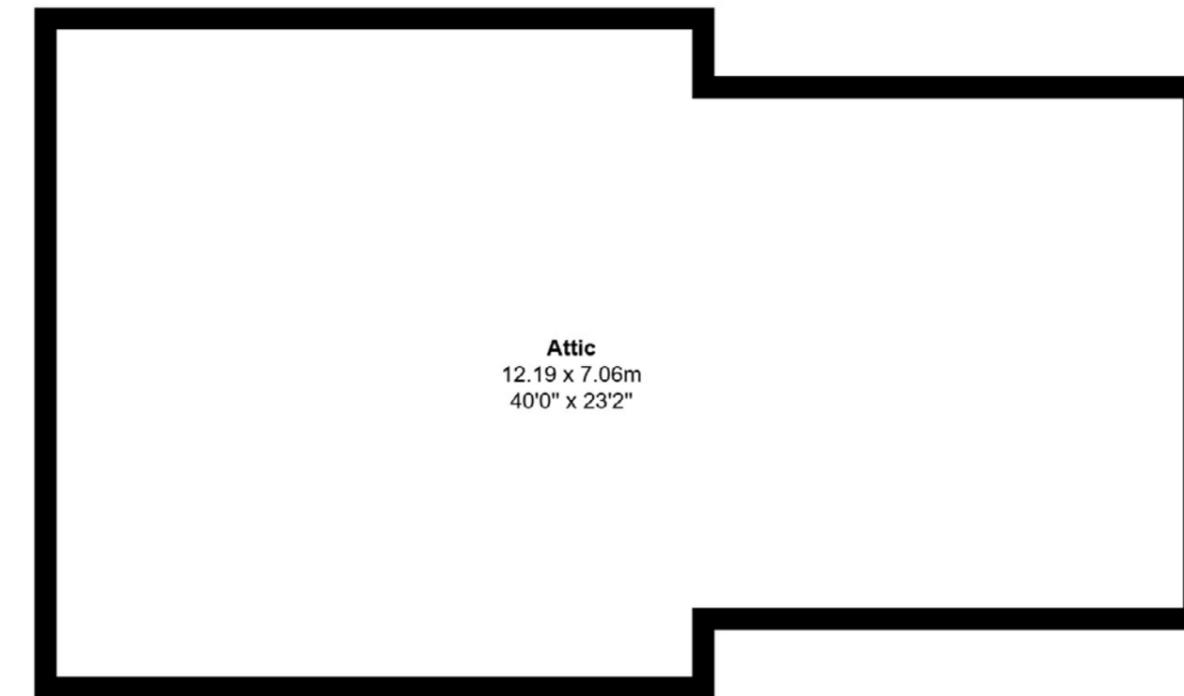
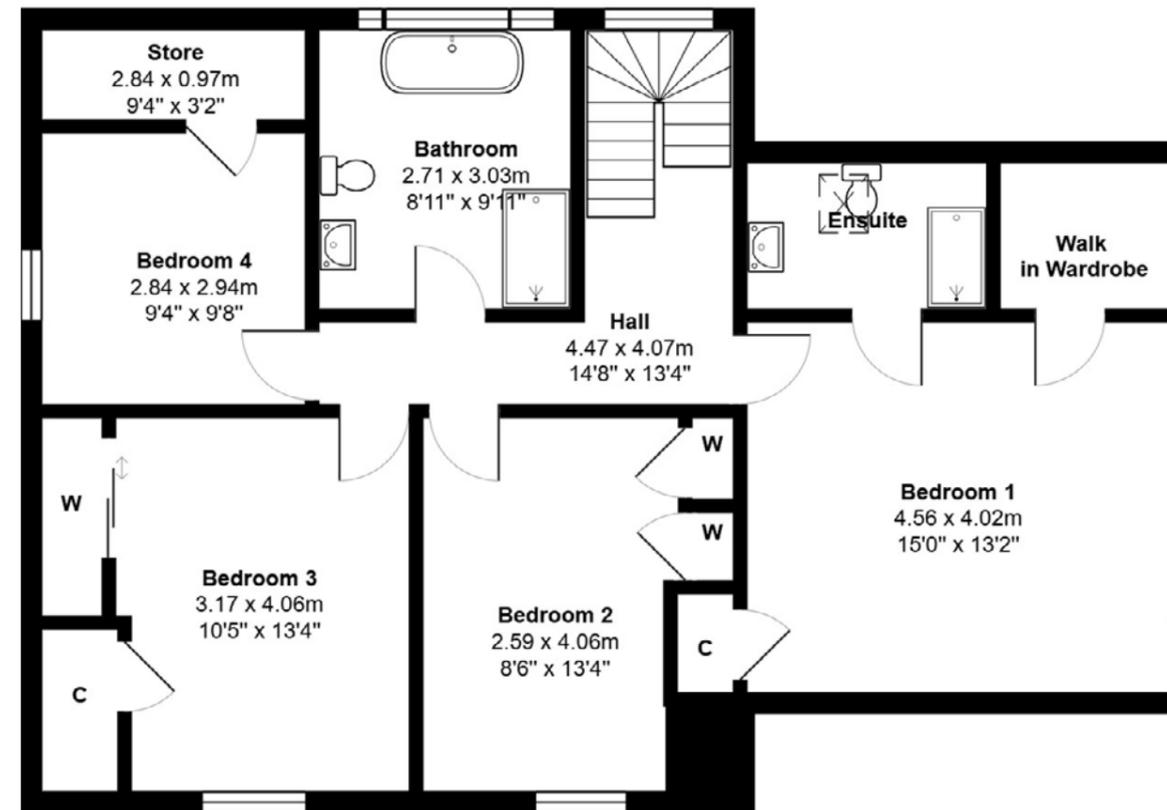
A carpeted staircase leads to the upper landing, which has a huge picture window with uninterrupted views across the fields to the North Sea. Off the landing, there is a centrally located bespoke family bathroom with a roll top bath and a separate shower cubicle. The spacious master ensuite bedroom also has a walk-in cupboard. There are three further double bedrooms, all of which have fitted wardrobes and or storage cupboards.











Internal floor area (m²): 200m²
EPC Rating: D



The garden grounds to the front of the property are bordered by a picket fence, laid mostly to lawn with an ungated large driveway immediately in front of the garage and house, which allows off-street parking for multiple vehicles. The extensive rear garden is accessed from the kitchen or a pedestrian side gate bordered on three sides by a fence and a large hedge. Making it a secure environment for children and pets alike. A large stone patio area from the kitchen to the summer house is perfect for some alfresco dining, entertaining, and enjoying the views and the sun.



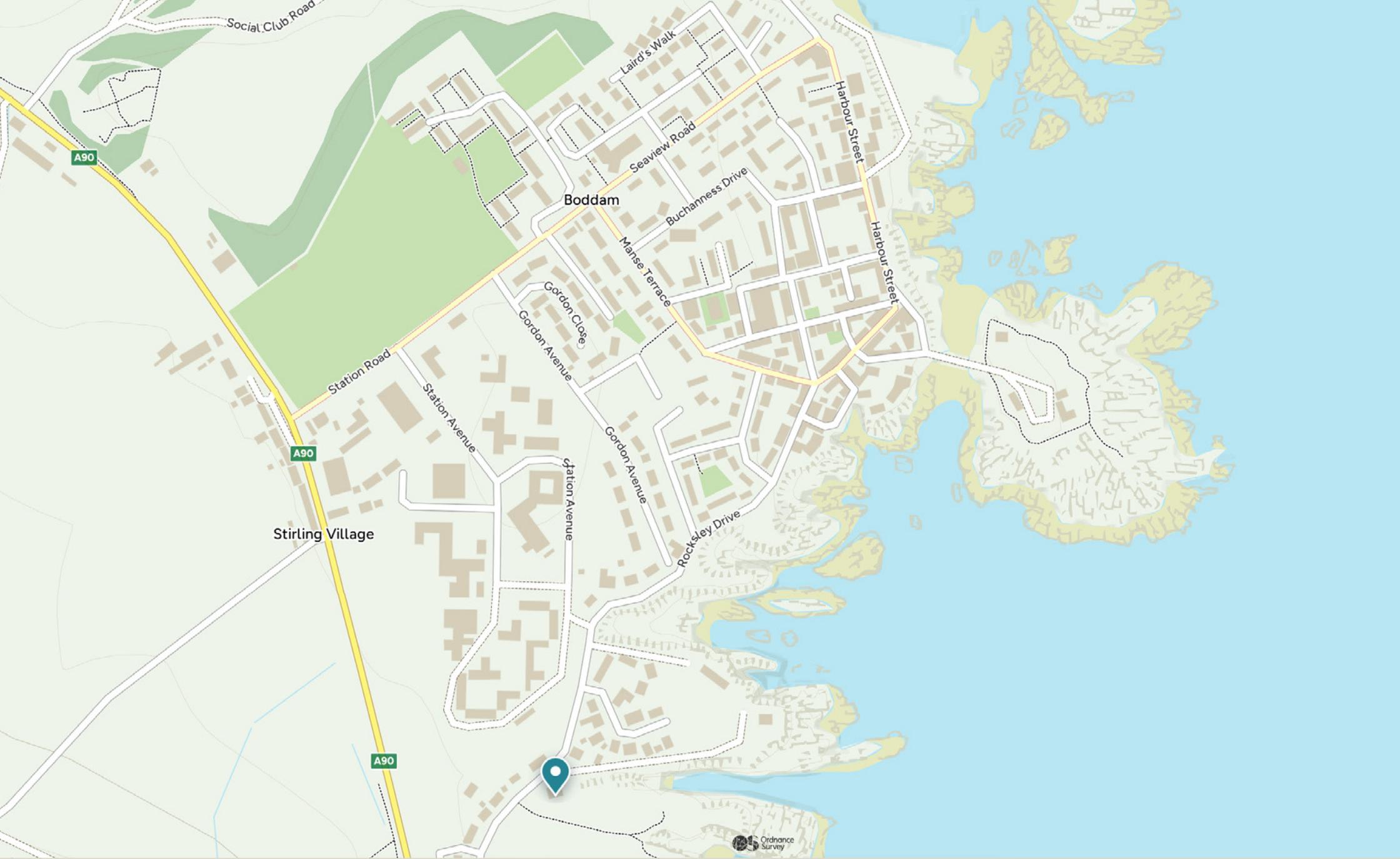
Today, the village of Boddam serves largely as a commuter settlement for Aberdeen and Peterhead. Like Peterhead, Boddam grew as a fishing village during the 18th century, and continues to have an involvement in the fishing industry on a small scale, in particular for crab and lobster. The remains of Boddam Castle, circa 16th century, lie in a ruinous state, with the castle grounds immediately at the rear of this house. The village amenities include a post office, two hotels and an inn, a library, a fish and chip shop, a local shop, two car garages, a public hall and a local primary school.

The coastal town of Peterhead, approximately 3 miles north, 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 in Scotland and is currently one of the largest Whitefish markets in Europe. Peterhead is the most Eastern Port in Scotland, with a thriving harbour and bustling fish market, providing services 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, and 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.





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