




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

4 Links Terrace

PETERHEAD, ABERDEENSHIRE, AB42 2AD



PETERHEAD

ABERDEENSHIRE, AB42 2AD

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 currently has 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.

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 six 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 approximately thirty-two miles south of Peterhead. 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 in Aberdeen.



4 LINKS TERRACE

PETERHEAD, ABERDEENSHIRE, AB42 2AD

Number 4 Links Terrace is a very spacious three bedroom self-contained maisonette, located in a popular residential area and presented to the market in a walk-in condition. This substantial dwelling offers spacious versatile living accommodation over two floors which the present owner has maintained to an exceptional standard, immaculate fresh decor throughout and further benefiting from full uPVC double glazing and gas central heating system. Situated in a fantastic residential location this would be an ideal property for the young or extended family or has huge potential as a buy to let property.

Accommodation consists of a vestibule leading to all other accommodation, hallway, large bright lounge with working fireplace, master bedroom, a dining room currently being used as a bar games/family room, modern kitchen with multiple base and wall mounted units and large pantry with access to the rear garden from the hallway. A centrally located recently installed shower room completes the ground floor accommodation. Two separate stairways lead to two further double bedrooms, one to the rear of the property and one to the front, the latter having its own three-piece bathroom.

A small gated walled front garden is laid to decorative stone chip, on-street free parking is available to the front of the property. To the rear of the property, the garden is accessed from a gated pathway to the side of the property of the rear hallway. The shared garden is split into two again laid to decorative stone chip with drying area and small patio area. A small wooden storage shed will remain.





FLOOR PLAN, DIMENSIONS & MAP

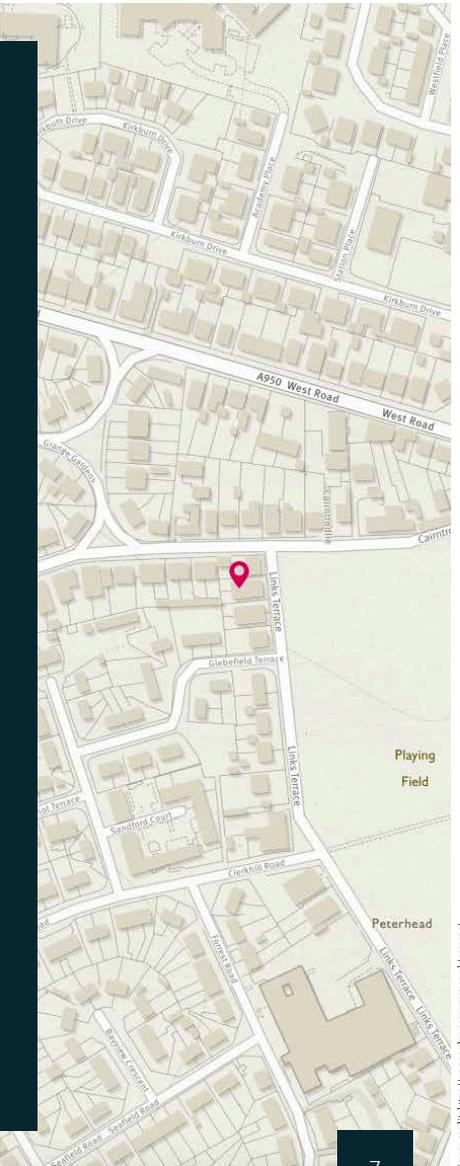
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen	3.80m (12'6") x 2.80m (9'2")
Pantry	1.70m (5'7") x 0.90m (3')
Dining Room	3.60m (11'10") x 3.50m (11'6")
Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	5.00m (16'5") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 2.20m (7'3")
Shower Room	1.70m (5'7") x 1.50m (4'11")
Bathroom	2.80m (9'2") x 2.40m (7'10")

Gross internal floor area (m²): 118m²

EPC Rating: D

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





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer

