

41 Landale Road

PETERHEAD, AB42 1SH



An immaculately presented four-bedroom, semi-detached family home situated in a popular residential area



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





41 Landale Road is an immaculately presented four-bedroom, semi-detached family home situated in a popular residential area of Peterhead, within walking distance of the town centre and Peterhead Academy.

The accommodation includes a vestibule opening to an entrance hall with a carpeted staircase, wooden balustrade and original wrought-iron spindles.

THE ENTRANCE



THE LOUNGE



The traditional lounge with open fire natural wood flooring retains many original features with a full-height Bay window that allows an abundance of natural light to fill the room.

THE KITCHEN



The striking well-appointed kitchen (by Howdens) is fitted with a good range of wall and base mounted units, a feature Rangemaster cooker, ovens, multi-gas hob and extractor hood; Kettle 3 in 1 Boiling water tap; Karndean flooring; a dishwasher and fridge freezer.



THE UTILITY



A door to the rear of the kitchen leads to a large utility room that provides more storage units, a beautiful Belfast sink and standalone fridge freezer, and a full-width walk-in shelved pantry which includes another walk-in storage cupboard. A door leads to the rear garden.

THE SHOWER ROOM



Returning to the hall, you enter an ultra-modern shower room fitted to exacting standards, including a vertical radiator, double sink, and full-width double shower.

THE SITTING ROOM



A large comfortable sitting room with a multi-fuel stove as a focal point, relaxed dining and full height patio doors leading to the garden completes the ground floor.



BEDROOM 1



Upstairs, to the first-floor landing, there are two generous double bedrooms (one with fitted wardrobe), and a single bedroom currently functioning as an office.

BEDROOM 2



BEDROOM 3



THE BATHROOM

A large family bathroom, including a corner bath, separate shower and bidet, generous storage with two built-in cupboards, requires some decorative finishing.



A door with a built-in bookcase disguises access to the curved stairwell leading to the fourth bedroom in the converted attic with eaves storage.

BEDROOM 4



Gardens and exterior; a small front garden with loose stone chippings for easy maintenance, with a gated side path leading to the utility room. The medium-sized stone walled rear garden is mainly lawn and a raised stone patio with built-in brick barbeque perfect for enjoying the sun, entertaining and some alfresco dining. The rear garden is fully enclosed and provides a secure environment for children and pets alike.

In addition, the property further benefits from full double glazing and gas central heating and is naturally decorated throughout, making it ideal for the discerning purchaser. Viewing is recommended to appreciate the scale and quality of the property.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

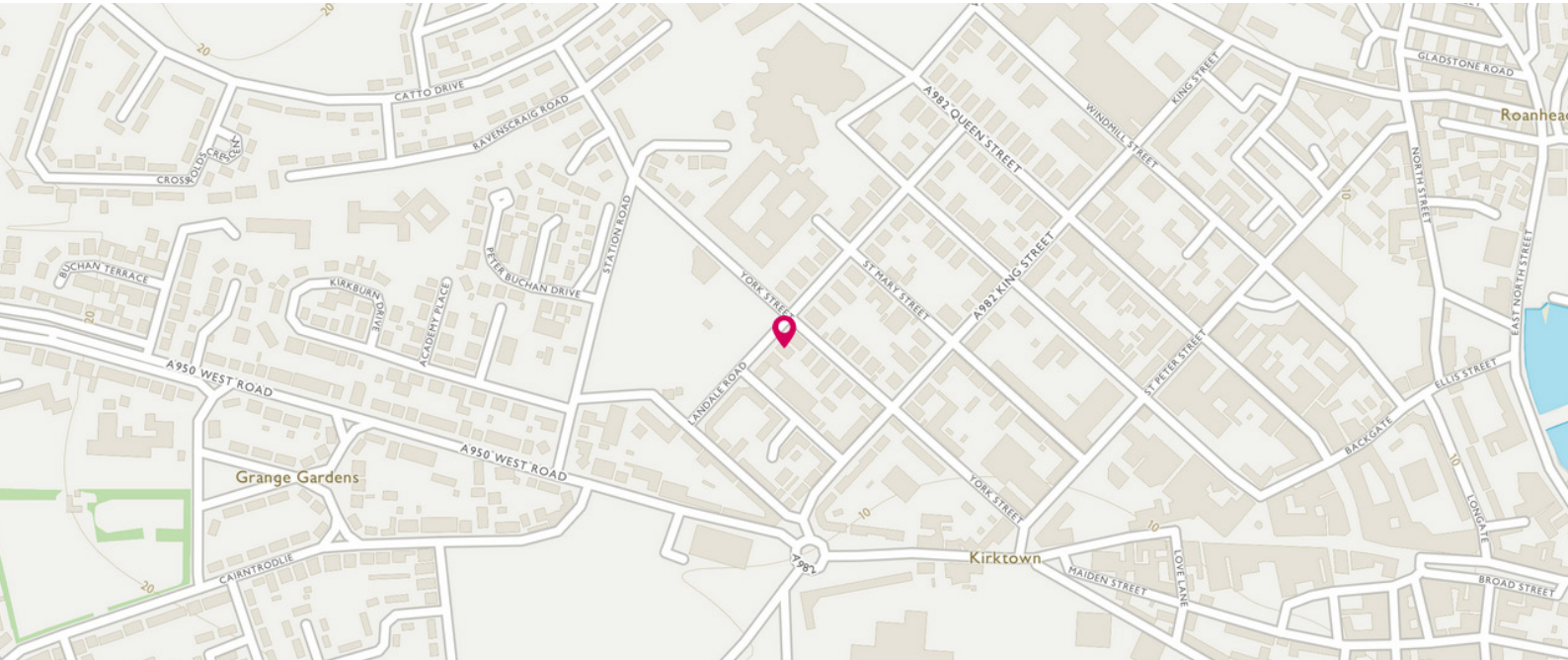


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Kitchen	3.60m (11'10") x 3.40m (11'2")
Utility	4.00m (13'1") x 2.50m (8'2")
Shower Room	3.40m (11'2") x 1.70m (5'7")
Sitting Room	6.70m (22') x 3.30m (10'10")

Bedroom 1	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Bathroom	3.50m (11'6") x 2.70m (8'10")
Bedroom 4	5.20m (17'1") x 3.70m (12'2")

Gross internal floor area (m²): 182m²
EPC Rating: E



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 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.


Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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SCOTT MARSHALL
Surveyor



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ALLY CLARK
Designer

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