




McEwan Fraser Legal
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Granite Lodge
LONGHAVEN, PETERHEAD, AB42 0NY



GRANITE LODGE

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Location

The property is located in a roadside location adjacent to the main A90 Aberdeen to Peterhead road, around five miles south of Peterhead. The coastal village of Boddam is nearby and has many amenities including a primary school, the area is well known for its rugged coastline and its breathtaking views.

Peterhead is within an easy commuting distance where you will find the thriving harbour and bustling fish market providing a service to the fishing, oil, gas and other maritime industries. Peterhead town centre is approximately three miles from the property and provides all that one would expect from modern day living, including a multitude of local shops, pubs, restaurants, and major supermarkets. The local area and the town offer an excellent bus service with the city of Aberdeen approximately 29 miles south of Peterhead.

Property

The property comprises of a large detached dwelling house, currently in use as a guest house which provides owners accommodation and an income from the letting rooms. The accommodation comprises of an entrance hallway, six letting bedrooms, dining kitchen, utility room, shower room with WC, and a second shower room with WC.

Owners accommodation: semi-open plan sitting room and kitchen, and bedroom with en-suite shower room. The first floor comprises of one additional letting bedroom, a self-contained unit comprising a living room, kitchen, two bedrooms and shower room with WC. There are garden areas to the front and rear comprising of grass, patio and stone chips. Ample parking for four to five vehicles.

Viewings by appointment only.

Extras (Included in the sale) : All floor covering, curtains and blinds are included in the sale where applicable.



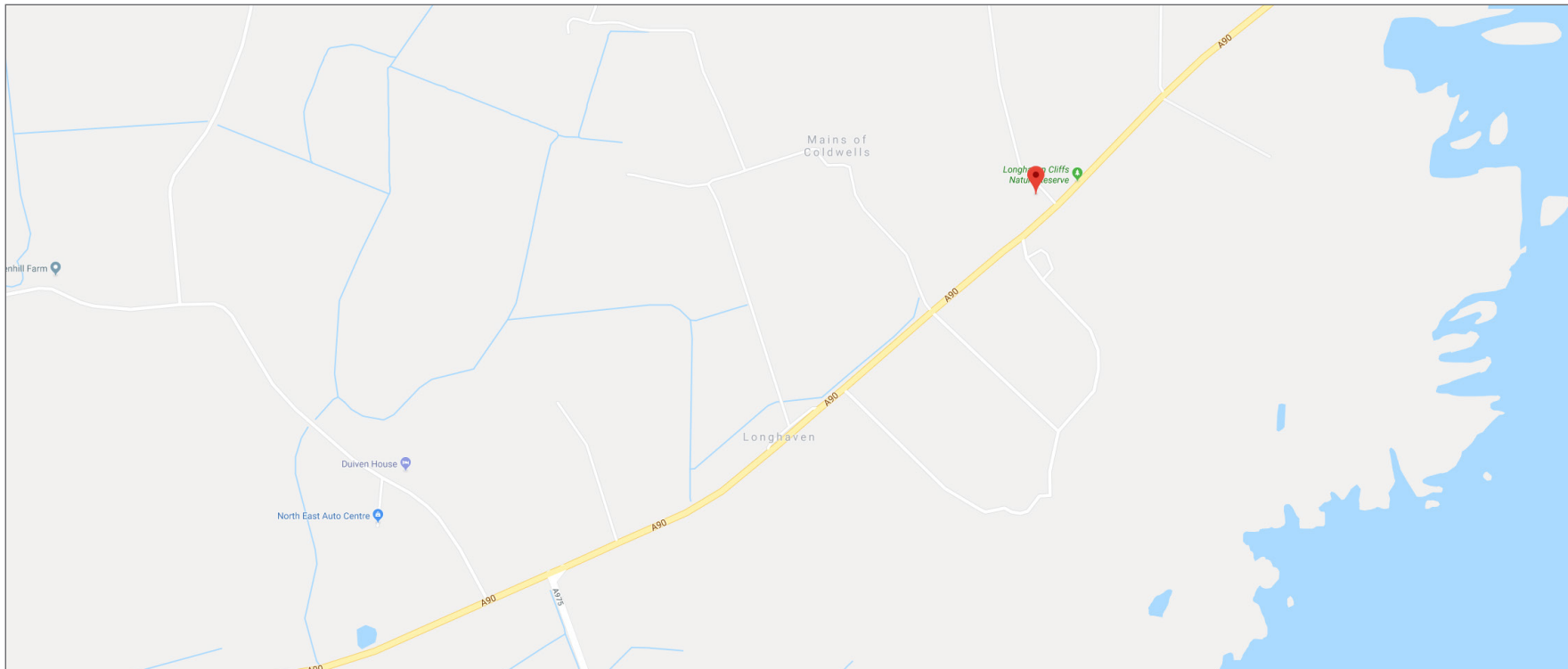


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