



  
**McEwan Fraser Legal**

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**12 Marshal Keith Drive**

PETERHEAD, AB42 3FH

# THE LOCATION

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Marshal Keith Drive is a hugely popular residential area located in the seaside town of Peterhead. Peterhead and surrounding area is steeped in history and is the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents.

Locally you have the rugged coastline the sandy beaches and stunning scenery all waiting to be explored. Peterhead is the most Eastern port in Scotland with a thriving harbour and bustling fish market providing a service to the fishing the oil and gas and other maritime industries. The town centre is a short drive 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 pre-schools and 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 an excellent bus service, and with the new AWPR (Aberdeen Western Peripheral Route) recently opened makes the city of Aberdeen and its industrial areas easily commutable approximately 32 miles South of Peterhead. The East Coast Rail network operates from Aberdeen providing a link to the Central Belt, the South and beyond with National and International flights being provided from Dyce Airport in Aberdeen.



# 12 MARSHAL KEITH DRIVE

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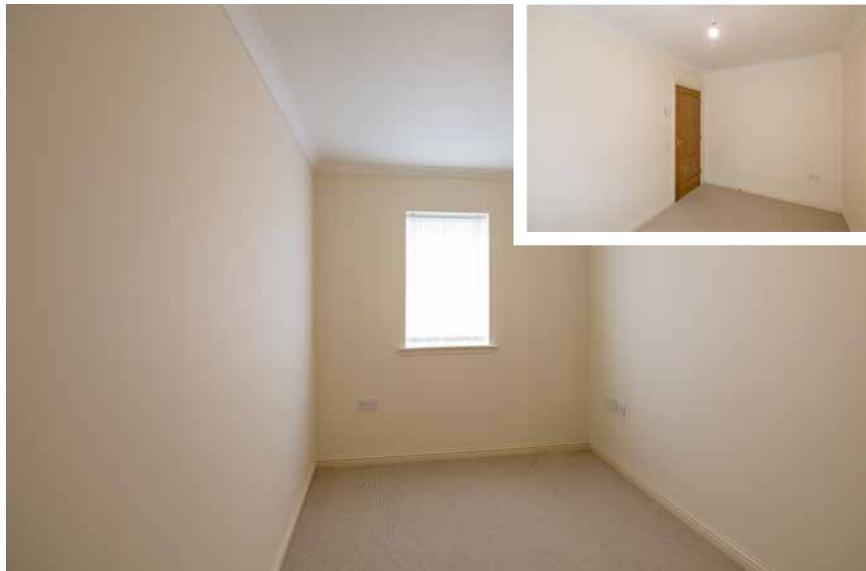
Number 12 Marshal Keith Drive is a three-bedroom semi-detached bungalow situated within the recent Scotia development, presented to the market in an absolute immaculate walk-in condition. This fantastically located property offers spacious living accommodation over a single level which the present owner has maintained to an exceptional standard. The property further benefits from immaculate fresh neutral decor full uPVC double glazing and gas central heating. To fully appreciate the standard of this property and location early viewing is a must and highly recommended.

The accommodation comprises of a front door to the vestibule and hallway. The hallway benefits from a storage cupboard which houses the gas boiler and electric meter. There is access to the loft which can be used for additional storage. The spacious lounge overlooks the front garden. Situated at the rear of the property is the dining kitchen, fitted with modern wall and base units with complementing work surfaces housing a stainless steel sink, built-in oven and gas hob. There is also space for a washing machine and fridge freezer. Patio doors lead into the garden. The bathroom is fitted with a three-piece suite and has a shower over the bath. Bedroom one is located at the rear of the house. Bedroom two has a view of the side of the property and bedroom three is front-facing.

To the front of the property, the driveway allows off-road parking for at least two vehicles. The front garden is laid to lawn with some sporadic planting of seasonal shrubs and flowers. The rear garden is accessed at the side of the property or from the patio doors off the kitchen, laid to lawn with a high perimeter fence on three sides makes this a safe and secure area for children and pets alike a small patio area is ideal for entertaining and catching the sun.

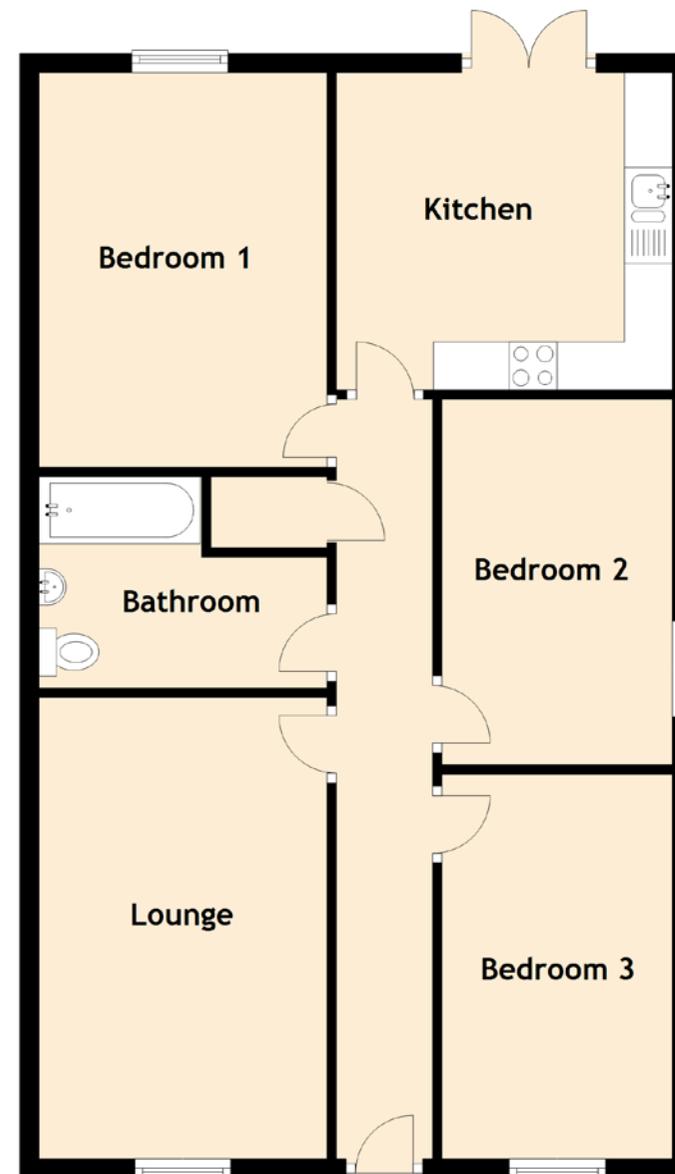


“... FANTASTICALLY LOCATED PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION OVER A SINGLE LEVEL ...”



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS7 MAP

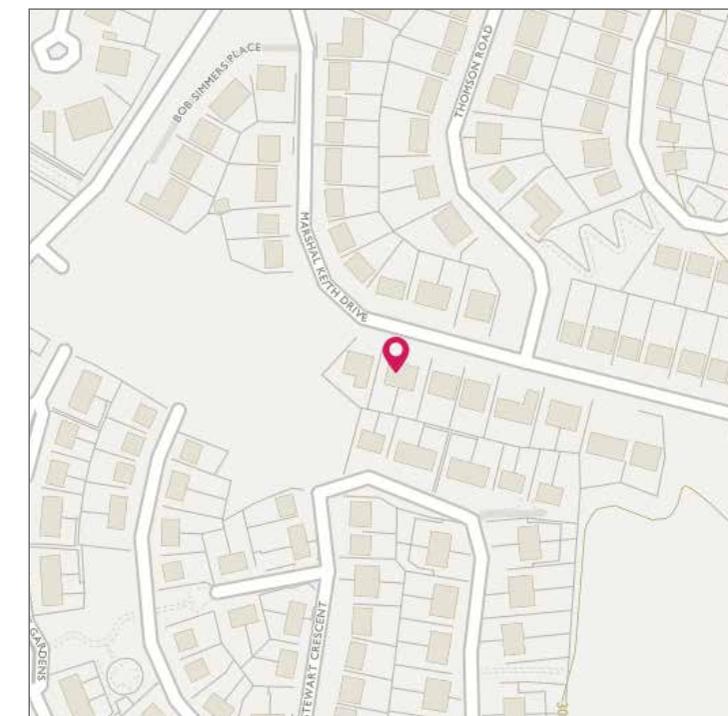


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Kitchen	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	4.00m (13'1") x 2.40m (7'10")
Bathroom	3.00m (9'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup> | EPC Rating: C

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





  
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**Part  
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 Available**

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