




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Station Place

HATTON, PETERHEAD, AB42 0DL

HATTON

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7 Station Place, Hatton, is located in a very popular and recently completed residential area. Local amenities include a highly regarded primary school, local shop, bakery, hairdresser and the Hatton Mill Inn.

The picturesque village of Mintlaw to the north approximately 8 miles and the vibrant town of Ellon approximately 5 miles to the south both provide a wider range of facilities. There are local specialist shops including a major supermarket at Ellon, Post Office, NHS health centres, pharmacy, fantastic eateries with numerous pubs and hotels to enjoy. Also located close by is Aden Country Park, a fantastic location with numerous parks, for children, dog walking, cycling, etc. Locally there is an abundance of clubs for all ages from jogging, walking, tennis and golf, with the world-famous Trump links course a short drive from the property.

The recently opened (AWPR) Aberdeen Western Peripheral Route dual carriageway from Ellon to Aberdeen and Dyce Airport has reduced travelling time greatly, especially to the city and the airport. Aberdeen is approximately 22 miles as to the south as is Dyce and is easily commutable with regular local transport.



7 STATION PLACE

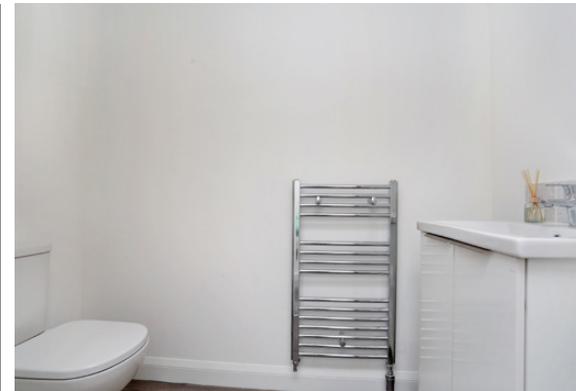
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Station Place, Hatton, is a recently completed small housing scheme built to a high specification by Kinellan Building LTD. Number 7 is the last to be completed in the development and is a superior, three bedroom semi-detached property at the end of a cul-de-sac location. The property enjoys the modern comforts of immaculate fresh neutral décor, superior fixtures and fittings and further benefits from gas central heating and double glazing, presenting the perfect purchase for first-time buyers, the professional couple or couples with a young family.

Upon entering, the hall leads through to the spacious lounge with dual aspect windows which allow the natural light to flood through. The stylish dining kitchen is fitted with a range of wall and base units and quality integrated appliances, space for dining furniture and a patio door leading out to the garden. Completing the ground floor is the WC cloak-room toilet. A carpeted stairway to the upper hallway provides access up to the loft offering great additional storage. There are three good sized bedrooms one of which is the master with an en-suite shower room and all have fitted wardrobes or cupboard space. The centrally located family bathroom with a white three-piece suite completes this home.

Allocated off-street parking is available immediately to the side of the house with ample visitor parking within the scheme. A footpath to the side allows access to the side and rear garden both of which have been laid to lawn, the south facing rear garden offers huge potential and has a high perimeter fence making it a safe and secure environment for children and pets alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

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

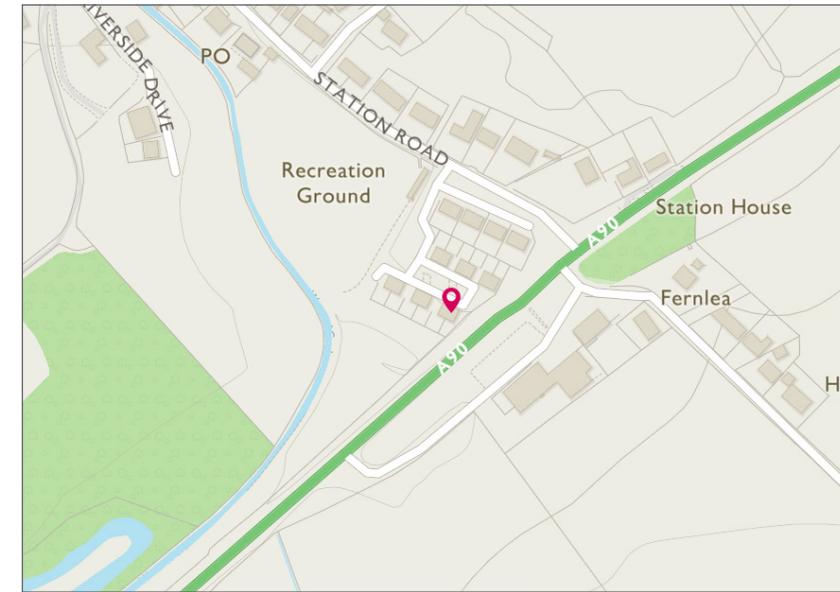
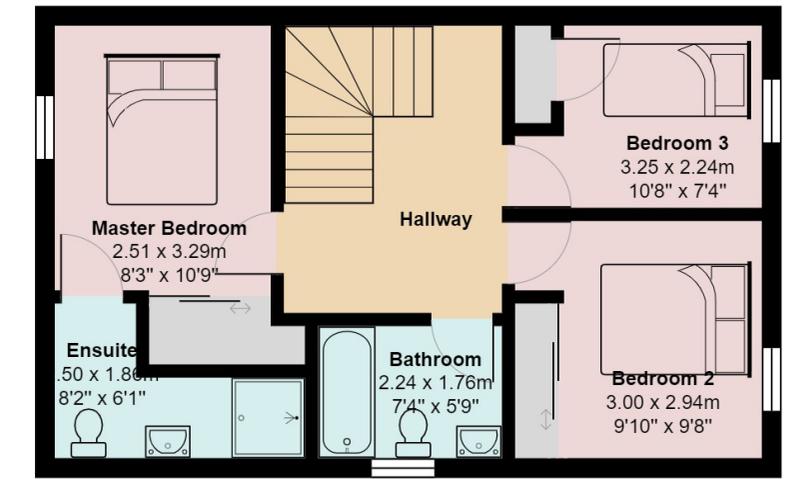
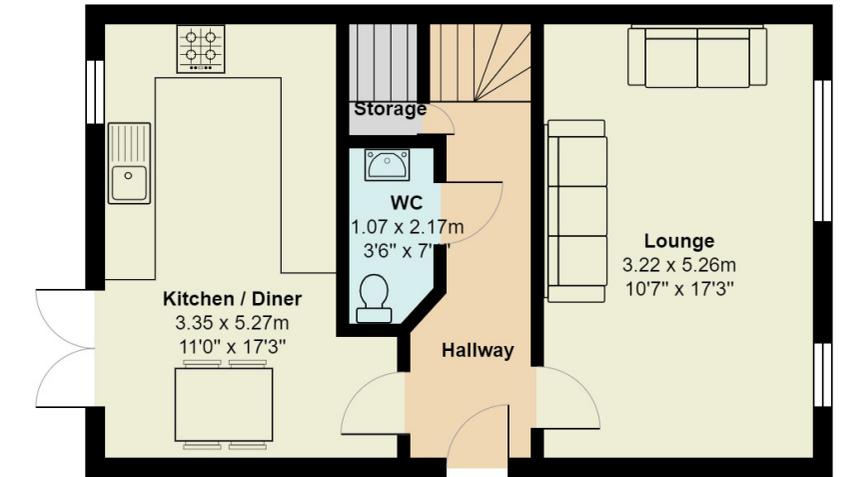


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