



McEwan Fraser Legal

Solicitors & Estate Agents

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52 Prunier Drive

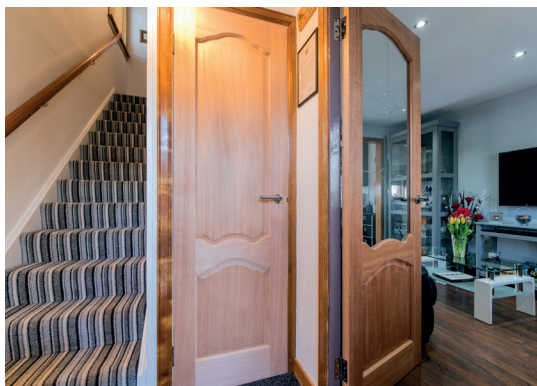
PETERHEAD, ABERDEENSHIRE, AB42 1ZH

52 Pruiner Drive is an impressive three bedroom property located in an ever popular residential area in the seaside town of Peterhead. Steeped in history and the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents. It's the most Eastern port in Scotland with a thriving harbour and bustling fish market providing a service to the fishing, oil & gas and other maritime industries.

The town centre is a short drive or walk 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 is NHS facility's available with a choice of six primary schools and 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 offers an excellent bus service with the city of Aberdeen 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. National and International flights are provided from Dyce Airport in Aberdeen.



// FULLY MODERNISED IMMACULATE WALK
IN CONDITION // POPULAR RESIDENTIAL
AREA WITH OFF ROAD //

// 52 PRUNIER DRIVE, PETERHEAD, ABERDEENSHIRE, AB42 1ZH //

Description: Number 52 Pruiner Drive is an immaculate three Bedroom semi-detached dwelling presented to the market in an absolute immaculate walk in condition. This immaculate substantial dwelling offers spacious living accommodation which the present owners have redesigned, modernised and upgraded to an exceptional standard with no expense spared. A stylish and modern fully integrated dining kitchen and the immaculate bathroom are two of a multitude of fantastic upgrades that this property has to offer, the property further benefits from recent full UPVC double glazing and gas central heating with the added bonus of solar panels and off-road parking. Situated in a fantastic residential location this would be an ideal property for either a young family, a professional or a first-time buyer. To fully appreciate the standard of this property early viewing is a must and highly recommended.

Accommodation comprises of a ground floor, entrance hall leading to all other accommodation, large bright lounge open plan to the fully fitted integrated dining kitchen with patio doors leading to the rear garden. First floor consists of a family shower room. Master bedroom with fitted wardrobes and an additional two double bedrooms. In addition, you have ample storage cupboards throughout. To the front of the property a large tarred driveway allows off-road parking for at least two vehicles with further parking in front of the stone built garage which also incorporates a W/C. To the rear of the property, the garden is accessed via the rear kitchen door or the patio doors. Laid to decorative paving and stone chip walled on three sides makes this a safe and secure area for children and pets alike. A decked area is ideal for entertaining and catching the late afternoon sun, with a stone built outbuilding which incorporates the hot tub. Both gardens are easily maintained.





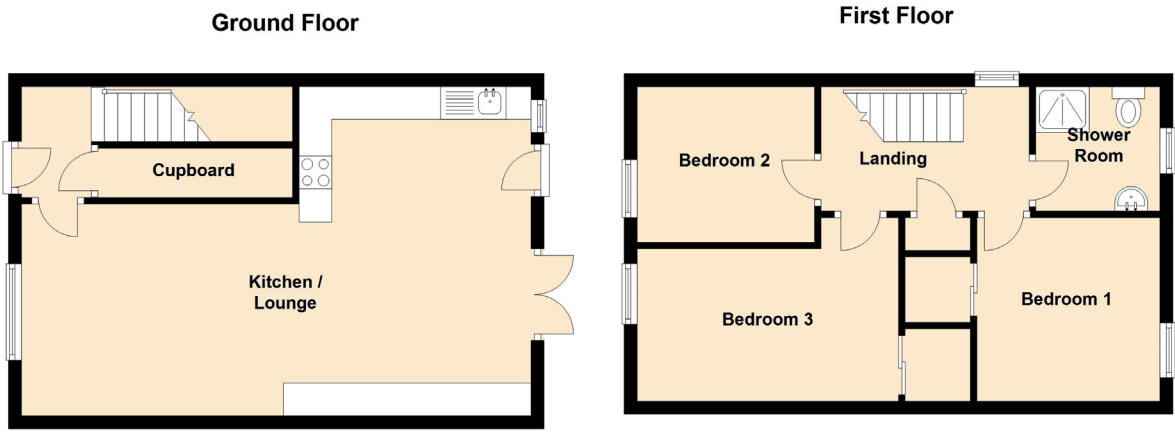
BEDROOMS

FAMILY SHOWER ROOM

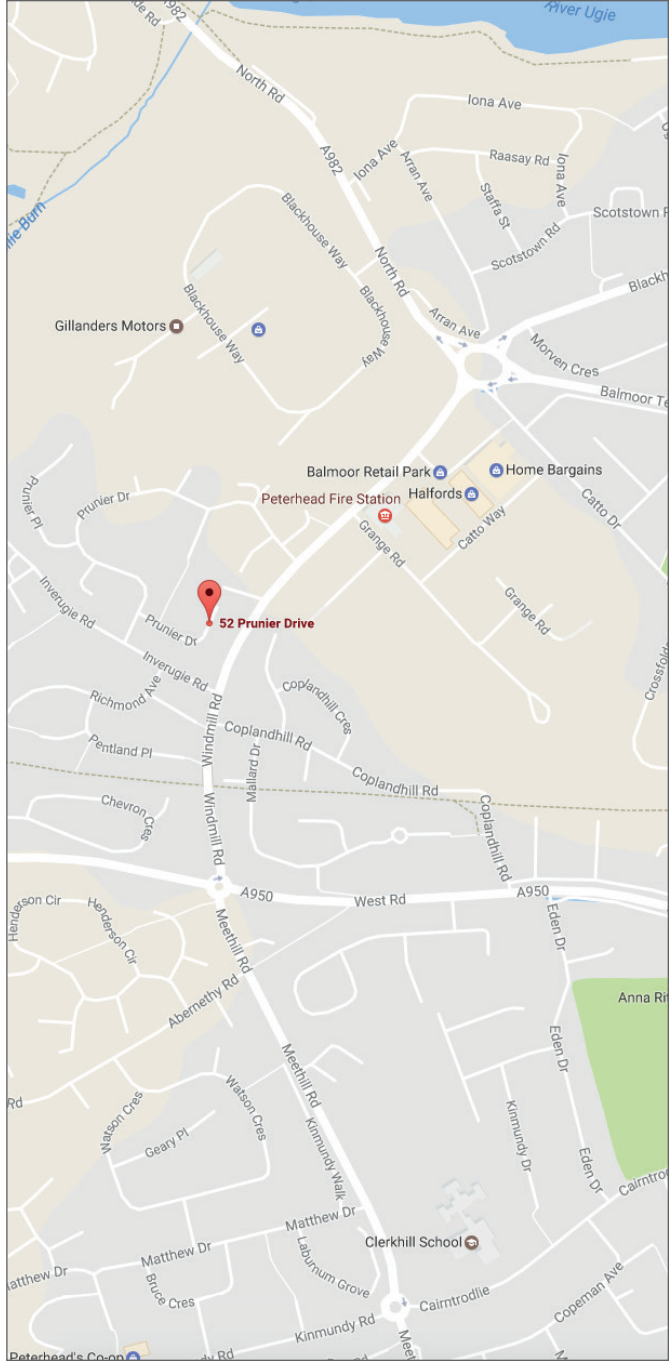


SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)		EPC Rating: A	
Kitchen / Lounge		Extras	
Shower Room		(Included in the sale)	
Bedroom 1		All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.	
Bedroom 2		Services: Mains electricity, main drains, water and gas.	
Bedroom 3			
Gross internal floor area (m²)		74m²	





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Part
Exchange
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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer