




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

62 Prunier Drive
PETERHEAD, ABERDEENSHIRE, AB42 1ZH



Peterhead Harbour and Marina, Buchan Ness, Cruden Bay Golf Club, Bulls of Buchan Sea Cave

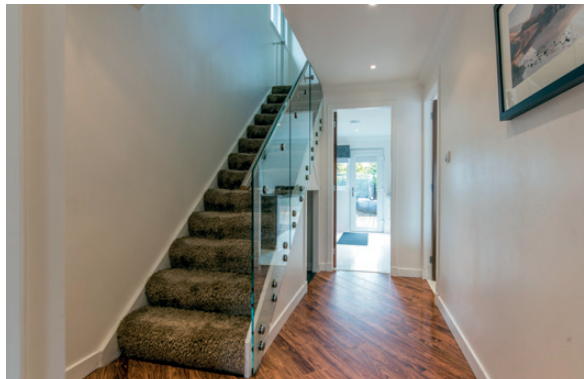


PETERHEAD & ABERDEENSHIRE

Peterhead is one of the largest towns in Aberdeenshire and easterly town in Scotland. It grew as a fishing port and slowly emerged into the largest white fish port in Europe. Other industries include food processing, textiles and the service industry. Other milestones in the development of Peterhead were the major oil industry service centre and the completion of St. Fergus gas terminal. All levels of educational facilities are provided with-in Peterhead.

Aberdeen is within easy commuting distance of approximately thirty miles. The city provides all

that one would expect from modern day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast, The city offers excellent bus and rail service with national and international flights being provide from Dyce Airport approximately six miles to the north. The main East Coast Rail network operates from Aberdeen providing a link to central belt the south and beyond.



62 PRUNIER DRIVE

A property proud to call home, this stylish 3 bedroom detached dwelling house has been immaculately refurbished to an impressive standard incorporating modern technology. This unique property boasts luxurious touches throughout and is ideally located in a quiet cul-de-sac close to all local amenities.

GROUND FLOOR: Entrance hall, WC, pantry/cupboard, large open plan lounge/kitchen/diner with patio access to garden decking.

FIRST FLOOR: Master bedroom with large integrated 4 door mirror wardrobe, two further bedrooms, shower room, linen cupboard, loft access (part floored for storage).

OUTSIDE: Large lockblock paved driveway suitable for several cars. Private low maintenance rear

garden with matured trees and a generous decking area. Single garage currently used as a utility/store.

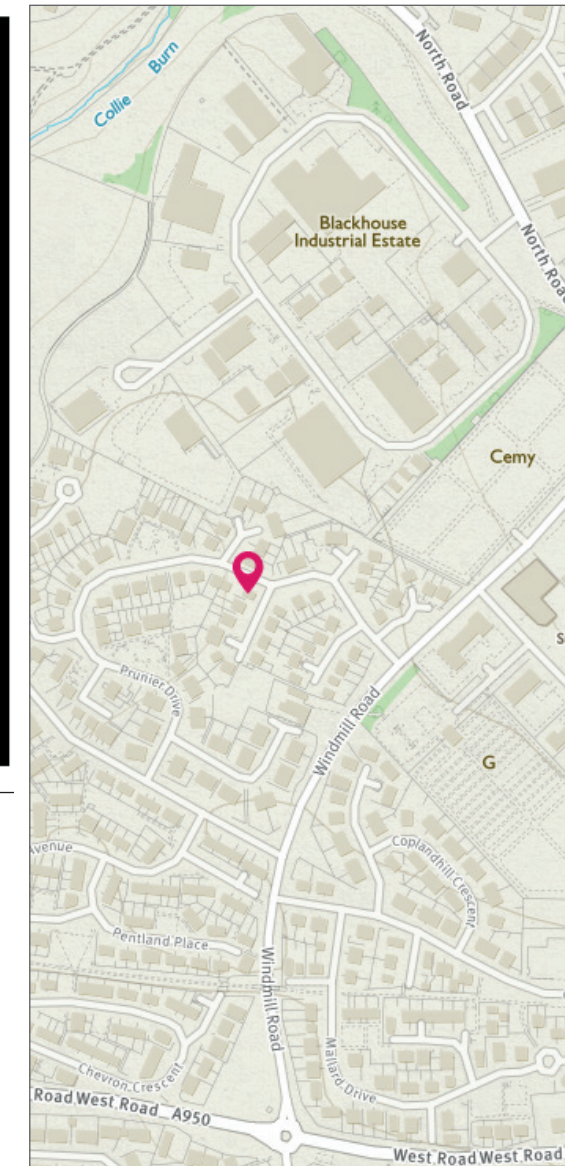
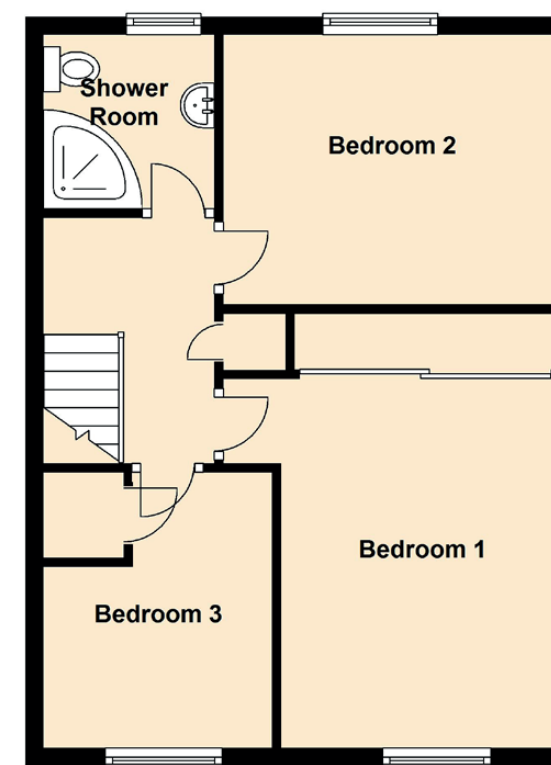
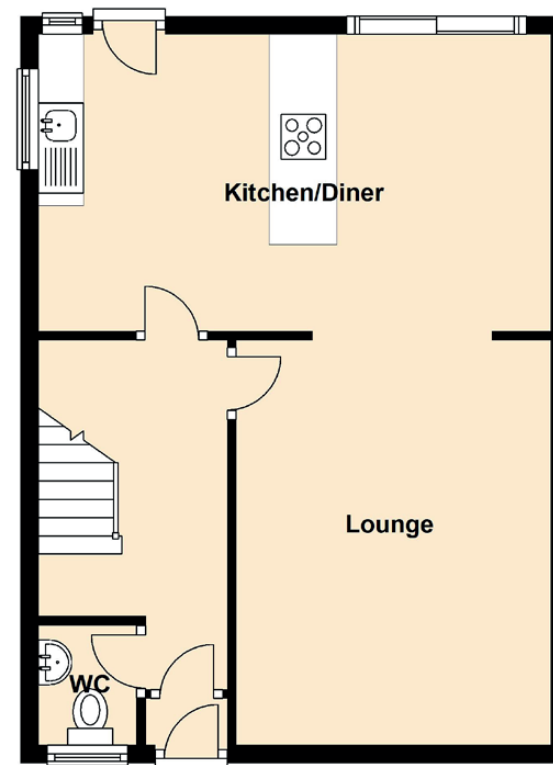
KEY FEATURES:

- Bespoke kitchen with an array of high-end appliances.
- Designer radiators.
- Sonos in-ceiling multi room sound system.
- LED mood lighting.
- Customised glass balustrade.
- Solid walnut doors with privacy lam' glass.
- Eco touch control 'WarmUp' underfloor heating.
- 'Intu' fitted blackout blinds.
- 3-way waterfall power shower.

Properties of this standard rarely become available within this popular residential area, therefore early viewings are highly recommended.



"immaculately
refurbished...
This unique
property boasts
luxurious touches
throughout"



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.70m (18'8") x 3.30m (10'10")	Gross internal floor area (m²) - 95m²
Lounge	4.50m (14'9") x 3.50m (11'6")	EPC Rating - C
Bedroom 1	4.10m (13'5") x 3.80m (12'6")	
Bedroom 2	3.70m (12'2") x 3.00m (9'10")	Extras
Bedroom 3	3.20m (10'6") x 2.50m (8'2")	(Included in the sale)
Shower Room	1.90m (6'3") x 1.90m (6'3")	
WC	1.33m (4'4") x 1.09m (3'7")	All floor coverings and blinds are included in the sale.

All floor coverings and blinds are included in the sale.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer