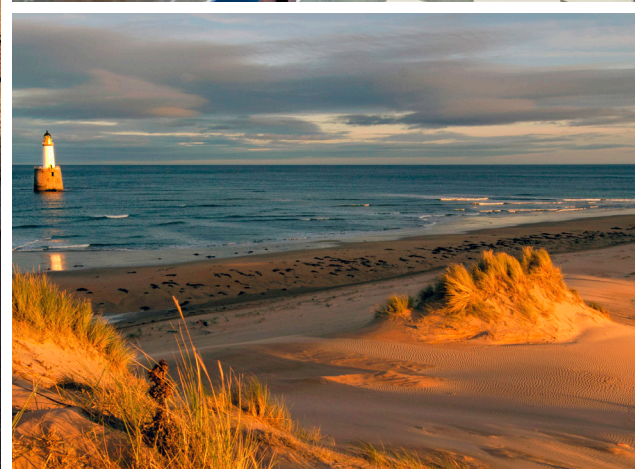





McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

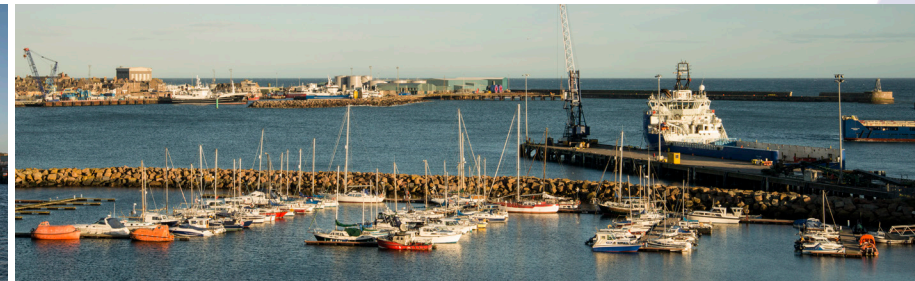
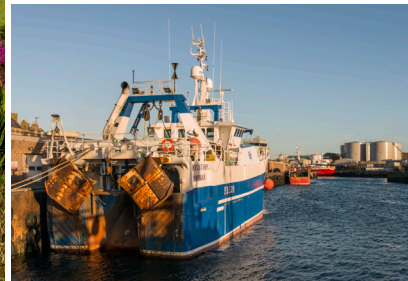
2 Seafield South Road

PETERHEAD, ABERDEENSHIRE, AB42 2YQ

PETERHEAD ABERDEENSHIRE

AB42-2YQ

2 Seafield South Road is an impressive two/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 super markets. There is NHS facilities 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. A fantastic marina and beach are a short walk from this property. 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.



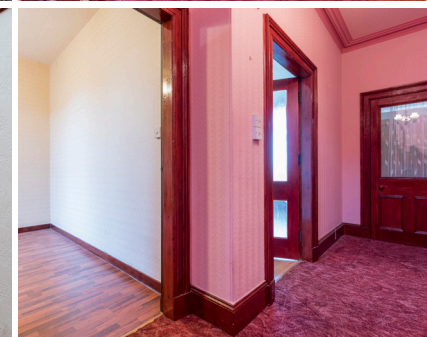
BUCHAN NESS REAR / BULLERS O' BUCHAN / OLD RATTARY / PETERHEAD HARBOUR

2 SEAFIELD SOUTH ROAD

Number 2 Seafield South Road is a fantastic traditionally built stone and slate, well proportioned 2/3 Bedroom mid-terrace dwelling. The property benefits from full old aluminium double glazing and gas central heating with the added bonus of 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 and with rental prices on the increase a fantastic investment property. Early viewing is recommended.

Accommodation comprises: Ground Floor: Entrance porch leading to the hall and all other accommodation, large bright lounge/bedroom three, fully fitted dining kitchen with some integrated appliances, formal dining room/reception room two. First Floor: Fully tiled family bathroom with over the bath power shower. Master bedroom with an additional double bedroom. In addition there is an abundance of storage cupboards throughout the property. Gardens outside: To the rear of the property the garden is laid to decorative stone paving walled on three sides with off-road parking for one vehicle. To the front of the property the garden is accessed via the rear porch, laid mostly to lawn, with numerous shrubs, plants and potted seasonal flowers. Fenced on three sides makes this a safe and secure area for children and pets alike.

A paved patio is ideal for entertaining and catching the late afternoon sun. All floor coverings, curtains and light fittings are included in the sale.



KITCHEN & LOUNGE

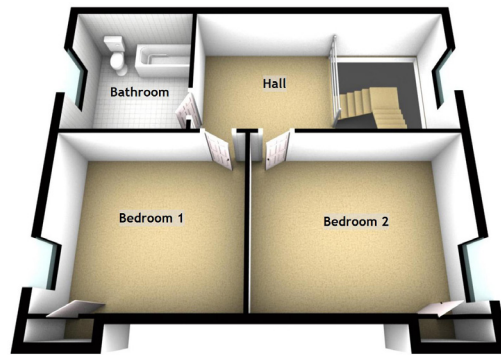
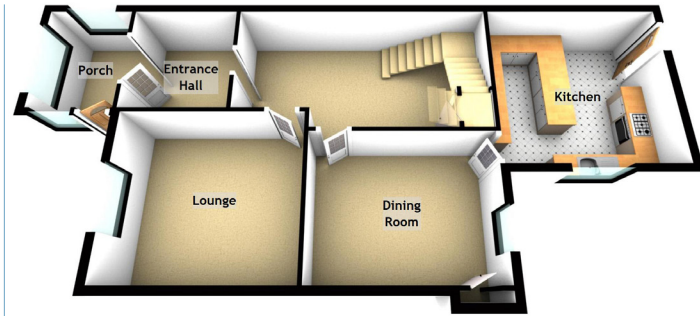




BEDROOMS & BATHROOM



SPECIFICATIONS PROPERTY LOCATION



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Dining Room	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.10m (13'5") x 3.50m (11'6")
Lounge	4.20m (13'9") x 4.10m (13'5")
Bedroom 1	4.12m (13'6") x 3.80m (12'6")
Bedroom 2	4.25m (13'11") x 3.80m (12'6")
Bathroom	2.80m (9'2") x 2.00m (6'7")

GROSS INTERNAL FLOOR AREA (M²) - 124 M²


2 BED

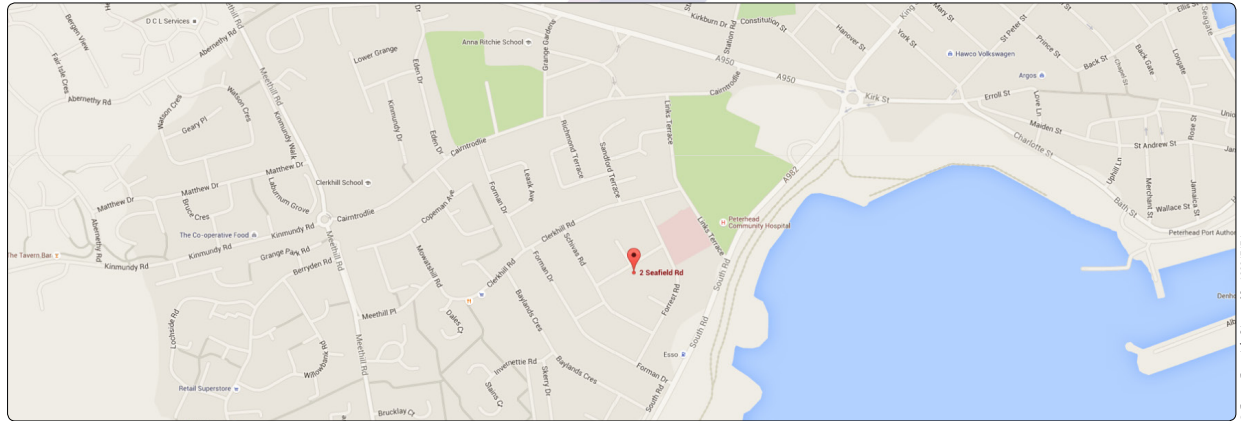

1 BATH


ON STREET

ENERGY

D

EPC RATING





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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
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 Designer