

Two bedroom semi-detached with fantastic gardens

Popular residential area, within city boundaries



6 Crown Crescent

Peterculter, Aberdeen, Aberdeenshire, AB14 0SP



Scan Here!



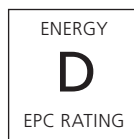
2 BED



1 BATH



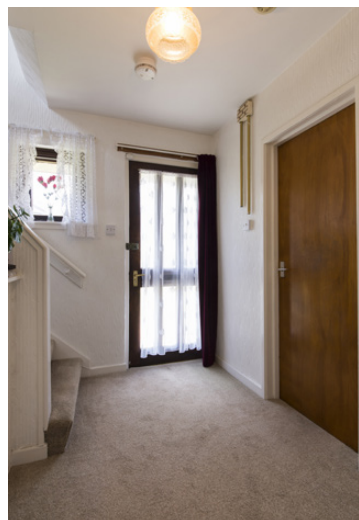
LARGE GARDEN



ENERGY

D

EPC RATING



“...SET IN A EXTREMELY POPULAR RESIDENTIAL AREA
APPROXIMATELY 7 MILES SOUTH OF ABERDEEN...”



6 CROWN CRESCENT

PETERCULTER, ABERDEEN, ABERDEENSHIRE, AB14 0SP

The property is situated in a popular residential suburb of Aberdeen and is easily commutable to the city centre. The thriving suburb of Peterculter has gradually matured into a popular and vibrant area which is commonly known as the Gateway to the Royal Deeside. Peterculter enjoys extensive open park and landscaped areas with a multitude of outdoor activities and pursuits available close by. It also has a fantastic range of community facilities including children's nurseries, primary school and a wide and diverse range of shops and eateries.

The city centre is approximately 7 miles to the North East of the property and is easily commutable and is well served by regular local transport. 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. The main East Coast Rail network operates from Aberdeen providing a link to central belt the South and beyond.

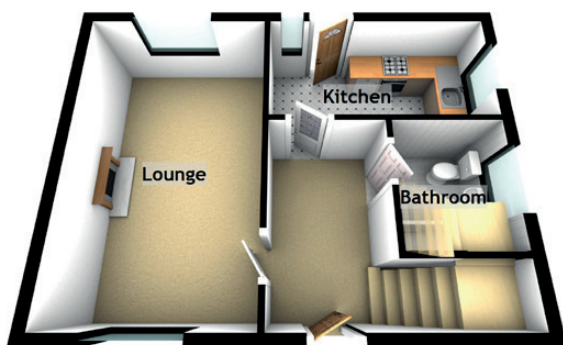
No 6 Crown Crescent, Peterculter, is a well appointed semi-detached two Double bedroom property. Set in a extremely popular residential area approximately 7 miles South of Aberdeen. This well proportioned property with its substantial accommodation is in need of some modernisation and redecoration but with its fantastic corner plot it has the potential to be a exceptional home. The property further benefits from full double glazing and gas central heating throughout. A fantastic property for a young family, a first time purchase or the professional trades person. Because of its location and potential, early viewing is highly recommended.

Property comprises; vestibule, hallway leading to all accommodation, large lounge, kitchen, family bathroom. First floor; two double bedrooms, in addition you have ample storage facilities and cupboards throughout the property.

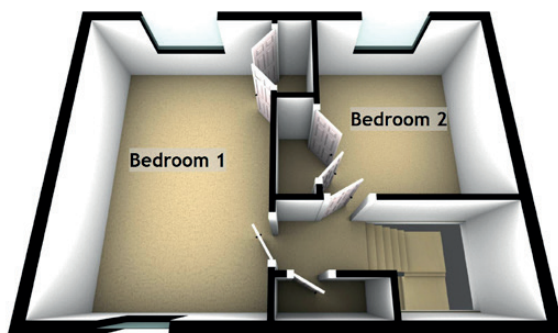
A fantastic garden area on three sides of this property mostly laid to lawn with various mature plants, shrubs, and seasonal flowers. This large garden area fenced or walled all-round makes it a safe and secure environment for pets and children alike and for enjoying the sun.



Ground Floor



First Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.10m (16'9") x 3.10m (10'2")
Kitchen	3.80m (12'6") x 1.90m (6'3")
Bedroom 1	5.10m (16'9") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.50m (4'11")

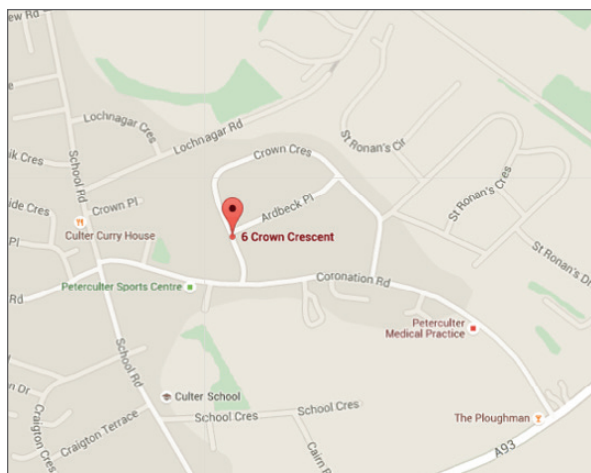
GROSS INTERNAL FLOOR AREA (M²)

74

EXTRAS

(Included in the sale)

All floor coverings, blinds, curtains, and light fittings, plus the garden shed are included in the sale.



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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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
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Surveyor



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