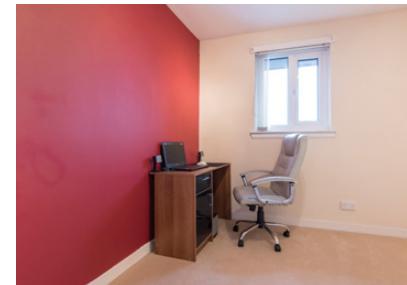
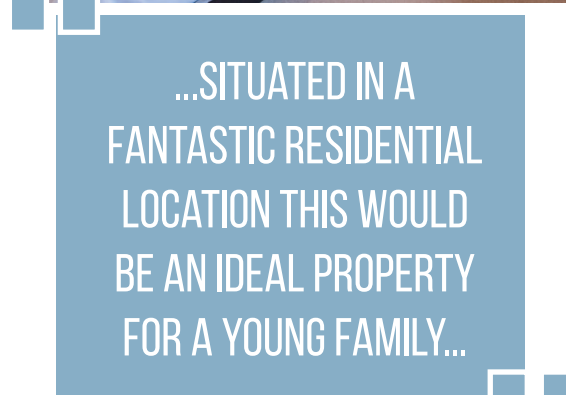





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13 Wallace Crescent
PETERHEAD, ABERDEENSHIRE, AB42 1GG



13 WALLACE CRESCENT

SEMI DETACHED PROPERTY WITH OFF ROAD PARKING IN AN IMMACULATE "WALK IN" CONDITION WITHIN A POPULAR RESIDENTIAL AREA.

13 Wallace Crescent 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 super markets. 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 offer an excellent bus service with the city of Aberdeen approximately thirty two 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.

Number 13 Wallace Crescent is an immaculate three Bedroom semi-detached dwelling in fantastic walk in condition. The present owners have recently upgraded and redecorated the property to an exceptional standard with a new bathroom and guest W/C and floor coverings being the latest addition. The property further benefits

from full UPVC double glazing and gas central heating with the added bonus of off-road parking. The ground floor accommodation comprises of a welcoming entrance vestibule, a hall leading to all other accommodation, large bright lounge open plan to dining area and the fully fitted kitchen with some integrated appliances and guest a WC.

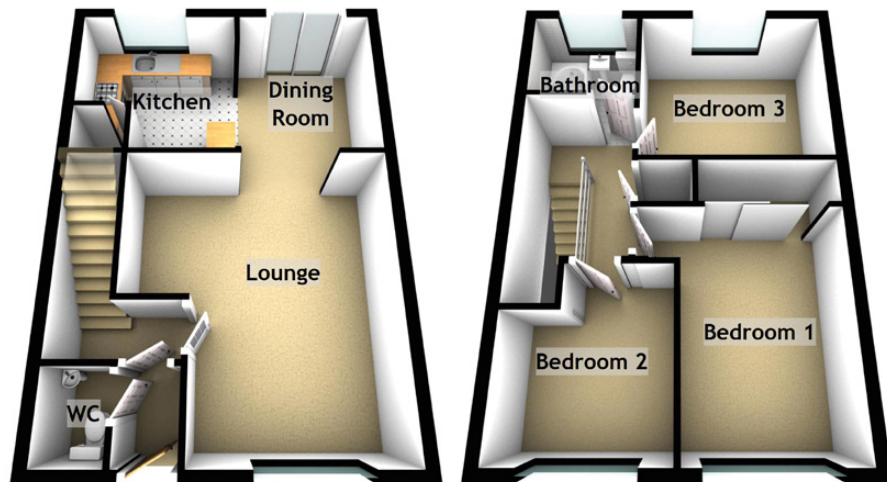
The first floor features a master bedroom with fitted wardrobes and an additional two double bedrooms, recently fitted family bathroom with over the bath power shower.

Outside to the front of the property the garden is laid to decorative stone chip with off-road parking for two vehicles. To the rear of the property the garden is accessed via the rear patio doors from the dining area or a door from the garage. 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, also incorporating a garden shed.

Situated in a fantastic residential location this would be an ideal property for 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.

13 WALLACE CRESCENT

FLOOR PLAN - DIMENSIONS - LOCATIONS



Approximate Dimensions
(Taken from the widest point)

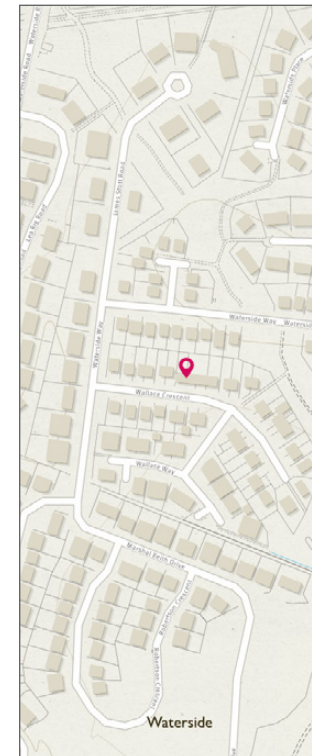
Lounge	4.80m (15'9") x 4.30m (14'1")
Kitchen	2.80m (9'2") x 2.80m (9'2")
Dining Room	2.80m (9'2") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 2.60m (8'6")
Bedroom 2	2.60m (8'6") x 2.13m (7')
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²) - 84m²

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings, light fittings,
curtains and blinds are included in the sale.



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Part
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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
BEN DAYKIN
Designer

Image credit: <https://www.onthemarket.co.uk/ompa/>