



Immaculate walk in condition

Popular residential area, semi-detached with off road parking



5 Prunier Place

Peterhead, Aberdeenshire, AB42 1PN



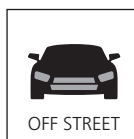
Scan Here!



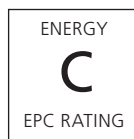
2 BED



1 BATH



OFF STREET



ENERGY

C

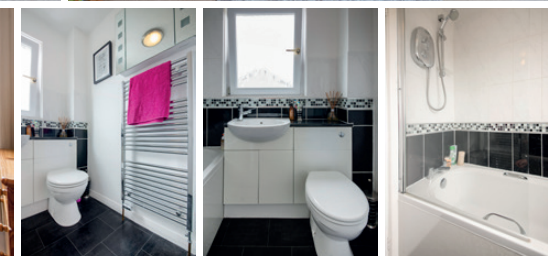
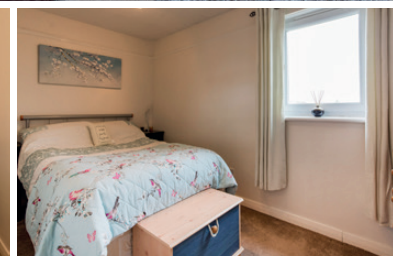
EPC RATING

5 PRUNIER PLACE

PETERHEAD

ABERDEENSHIRE

“AN IMPRESSIVE TWO BEDROOM PROPERTY LOCATED IN AN EVER POPULAR RESIDENTIAL AREA IN THE SEASIDE TOWN OF PETERHEAD...”



5 Prunier Place is an impressive two 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 industry's. 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 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.

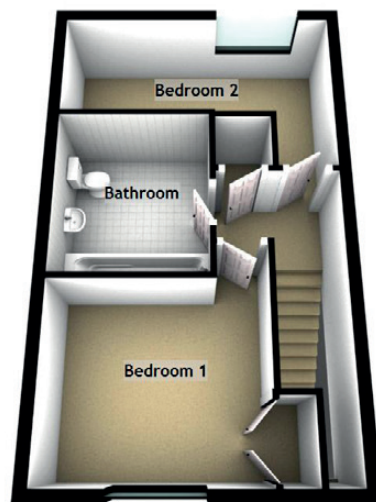
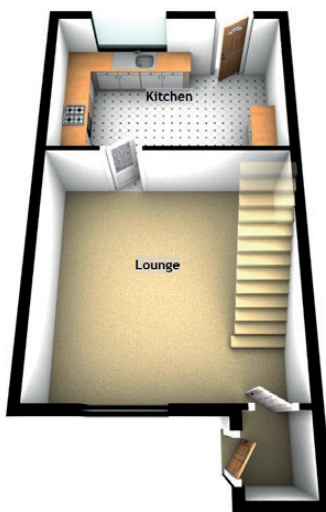
Description: Number 5 Prunier Place is an immaculate two Bedroom semi-detached dwelling in a fantastic walk in condition. The present owners have recently upgraded and redecorated the property to an exceptional standard. The property benefits from full UPVC double glazing and gas central heating with 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 all other accommodation, large bright lounge leading to the fully fitted kitchen

with some integrated appliances. First Floor: family bathroom with over the bath power shower. Master bedroom with fitted wardrobes and an additional double bedroom.

Gardens 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 kitchen door or the gated side entrance from the drive. 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.

SPECIFICATIONS



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	3.50m (11'5") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 2.71m (8'11")
Bathroom	1.90m (6'2") x 1.60m (5'2")

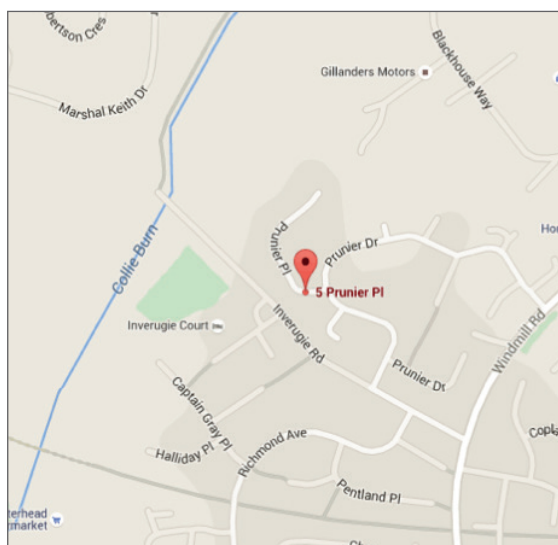
GROSS INTERNAL FLOOR AREA (M²)

54 Square Meters or thereby

EXTRAS

(Included in sale)

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



© Crown Copyright License No. 100047/074

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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.

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.

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
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer