

32 Cowie Crescent

ST. FERGUS, PETERHEAD, AB42 3EZ



A rare opportunity to purchase an immaculate walk-in condition, a three-bedroom semi-detached bungalow



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 32 Cowie Crescent. In immaculate walk-in condition, a three-bedroom semi-detached bungalow in a modern housing estate on the eastern fringes of St Fergus.

BEDROOM 1



The accommodation comprises an entrance vestibule leading to the hall where all accommodation is accessed. On your right is the first of the bedrooms, a large double with a full-width double wardrobe. Next is the smallest of the three bedrooms, a good-sized single room currently used as a study. The final double bedroom also has an impressive full-width wardrobe. Continuing clockwise is a high-quality family bathroom with a separate bath, shower, tiled floor, and splashback.

BEDROOM 2



BEDROOM 3



THE BATHROOM



There is a large hall cupboard as you enter the very spacious and modern kitchen with absolutely superb levels of storage and space for dining. The kitchen has a gas hob, electric oven, dishwasher, cooker hood and washing machine.

THE KITCHEN



The lounge oozes comfort, and the large bay window floods the room with natural light; it also benefits from a quality laminate floor and ceiling lights. The loft is partially floored with a Ramsay ladder for access.

THE LOUNGE



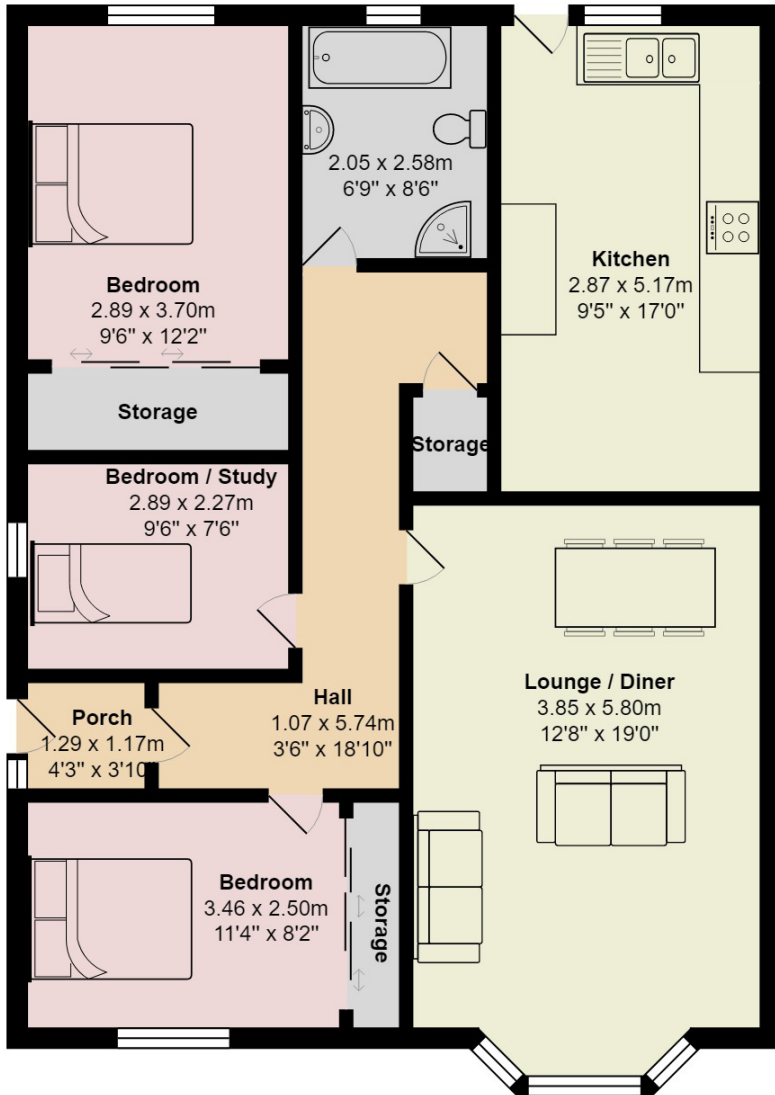
Access to the medium-sized rear garden is via the kitchen. The low-maintenance garden is predominately lawn and pot plants and includes a Greenhouse and garden shed plus an outdoor tap; the enclosed space offers a safe and private space for both pets and children. The front garden has an eight-car plus tarmac driveway. The remainder of the front garden is chipped stone and mature shrubs.

This fresh modern bungalow has been finished to the highest standards, sits discretely mid-Crescent, and further benefits from modern gas-fired central heating and hardwood double-glazing. This bungalow would make an ideal family home or buy-to-let investment.

EXTERNALS



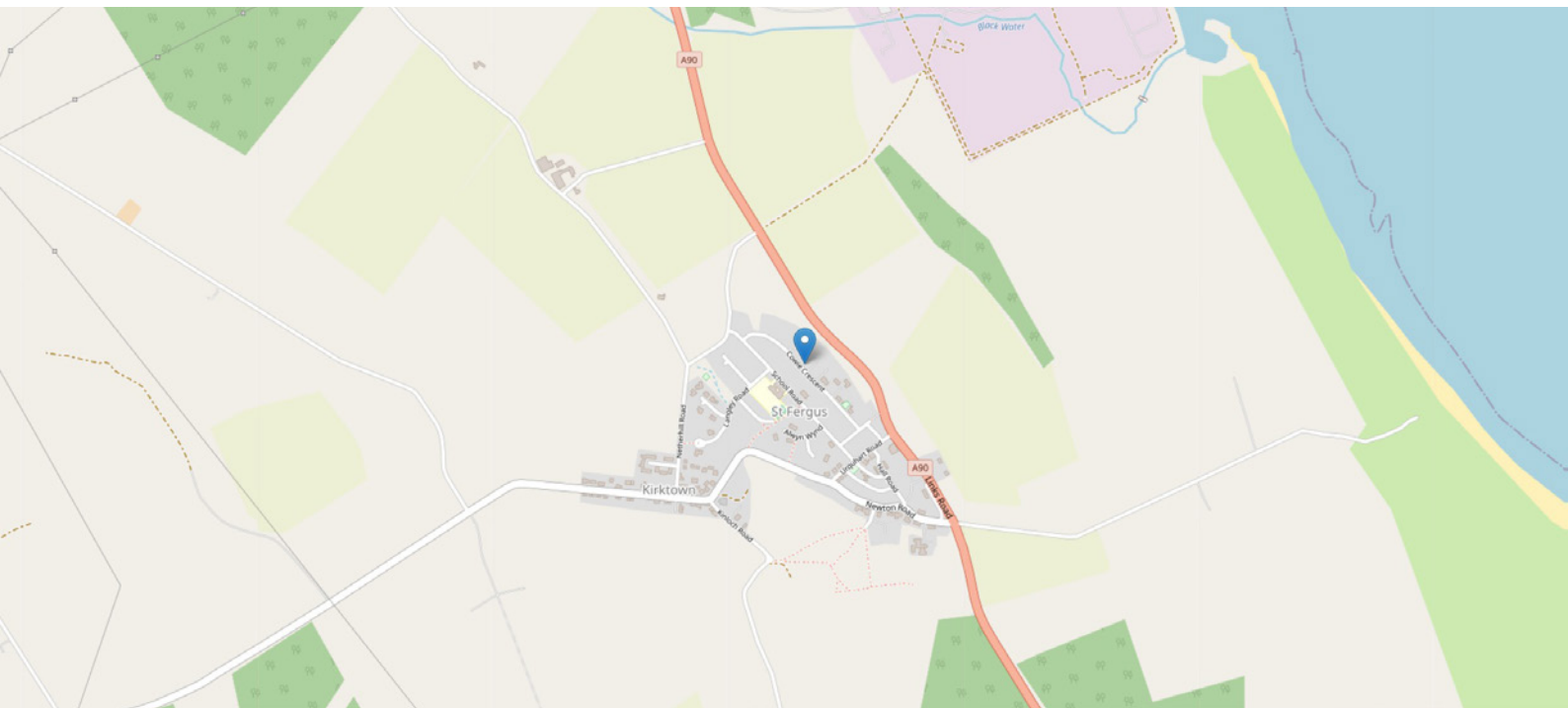
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 96m²

EPC Rating: C



THE LOCATION

32 Cowie Crescent is located in St Fergus, a popular village only a short drive from Peterhead. There is an excellent primary school and a range of shops and amenities. St Fergus would be ideal as a commuter base to enjoy the peace and tranquillity of village life with the fabulous Scotstown beach a short walk away.





South of the village, the coastal town of Peterhead is steeped in history and is the largest town settlement in Aberdeenshire, with a population of approximately 18,500. Founded in 1593, it developed as a port and functioned briefly as a fashionable 18th-century spa. By the early 19th century, it had become Scotland's top whaling centre and is currently one of Europe's most prominent white fish markets. Peterhead is the most Eastern port in Scotland, with a thriving harbour and bustling fish market providing a service to the fishing, oil and gas and other maritime industries. It offers all that one would expect from modern-day living, including many local shops, pubs, restaurants, eateries galore and major supermarkets.

There are NHS facilities with a choice of primary schools with higher education at Peterhead Academy. You also have superb recreational and leisure facilities within easy reach and many outdoor activities for the outdoor enthusiast.

The local area and the town offer a comprehensive bus service with the city of Aberdeen and Dyce airport approximately 35 miles South of Peterhead. They are easily commutable now that the Aberdeen Western Peripheral Route (AWPR) is open.

The East Coast Rail network operates from Aberdeen, providing a link to the Central Belt, the South and beyond. National and International flights are available from Dyce Airport.




McEwan Fraser Legal
 Solicitors & Estate Agents

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

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