

31 Waterside Way

PETERHEAD, AB42 1GB



Stunning four-bedroom detached house in immaculate walk-in condition



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31 Waterside Way is a four-bedroom detached dwelling situated within a popular residential location, presented to the market in an immaculate walk-in condition with spacious living accommodation over two floors. The current owners during their tenure have maintained and upgraded to an exceptional standard with recent upgrades that include a new modern kitchen, uPVC double glazing windows, exterior doors and soffits, with some new interior doors to name but a few. The property further benefits from immaculate fresh neutral décor and gas central heating. To fully appreciate the standard of this property and location early viewing is a must and highly recommended.

THE LOUNGE



The accommodation comprises a front door to the hallway with guest WC/cloakroom and access to all accommodation. The spacious lounge is flooded with natural light from two large picture windows which overlook the front garden.

THE KITCHEN



Situated at the rear of the property, is the recently fitted modern kitchen which is partially open plan with the dining/family room. The kitchen is equipped with modern wall and base units with complementing work surfaces with some integrated appliances. The kitchen also allows access to the rear garden and integral garage.



THE DINING ROOM





A carpeted staircase with a wooden balustrade leads to the first floor. There are four double bedrooms all of which have a fitted wardrobe. A spacious centrally located family bathroom with a power shower over the bath completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



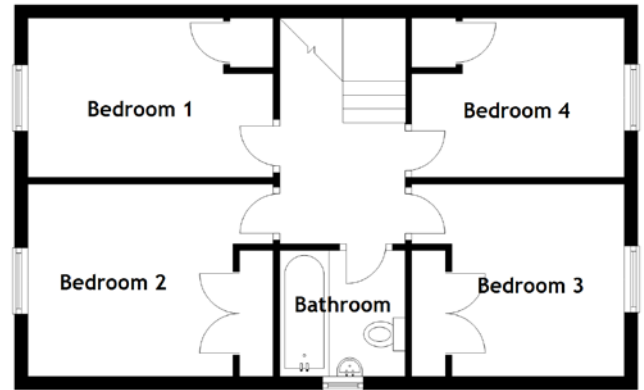
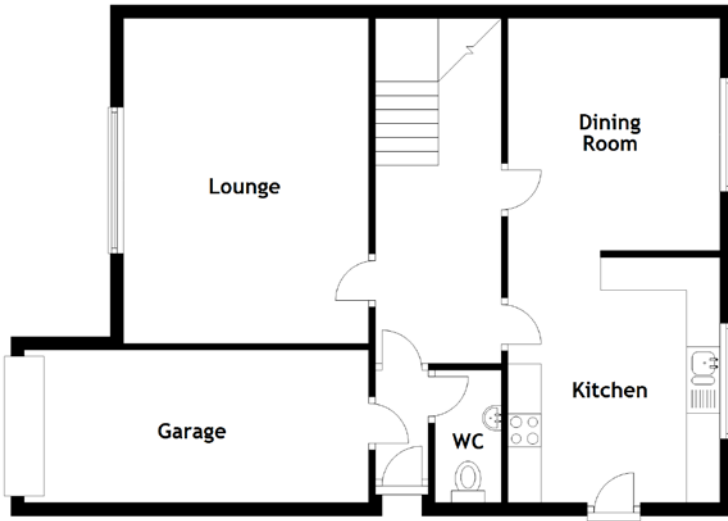
To the front of the property, there is a large boundary wall with a central driveway that allows off-road parking for at least two vehicles in front of the integrated garage which is fitted with power and light. The front garden is partially laid to lawn and decorative stone chip with some sporadic planting of seasonal shrubs and flowers.

The rear garden is accessed at the side of the property through a gate or from the kitchen; the garden has a high perimeter fence on three sides making a safe environment for children and pets alike. This garden is laid on a lawn with borders containing mature shrubs, plants and seasonal flowers. A patio from the kitchen is perfect for some al-fresco dining, entertaining and catching the sun. The wooden garden shed completes the property and will remain.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

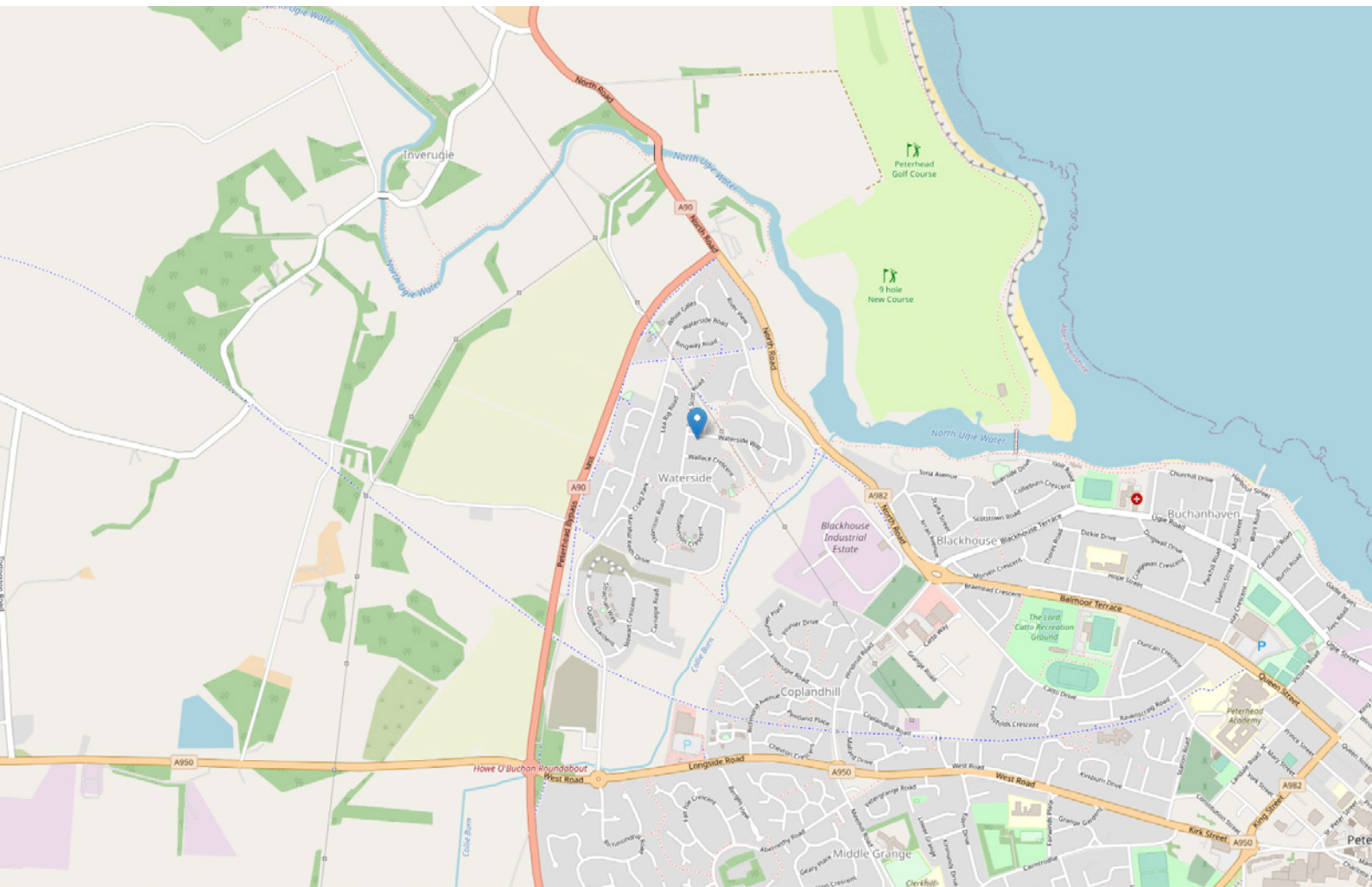


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 3.20m (10'6")
Dining Room	3.50m (11'6") x 3.20m (10'6")
WC	2.00m (6'7") x 1.00m (3'3")
Bedroom 1	3.80m (12'6") x 2.40m (7'10")

Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.21m (10'6") x 2.90m (9'6")
Bedroom 4	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 107m²
EPC Rating: C



THE LOCATION

The coastal town of Peterhead is steeped in history and the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents. 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 the chief British whaling centre for Scotland and is currently one of the largest white fish markets in Europe.





Peterhead is 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 distance 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 supermarkets.

There are NHS facility's available with a choice of primary schools with 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 a comprehensive bus service with the city of Aberdeen and Dyce airport approximately 35 miles South of Peterhead and 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 provided from Dyce Airport.




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