



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Bellevue**

DALES ROAD, PETERHEAD, ABERDEENSHIRE, AB42 2WG

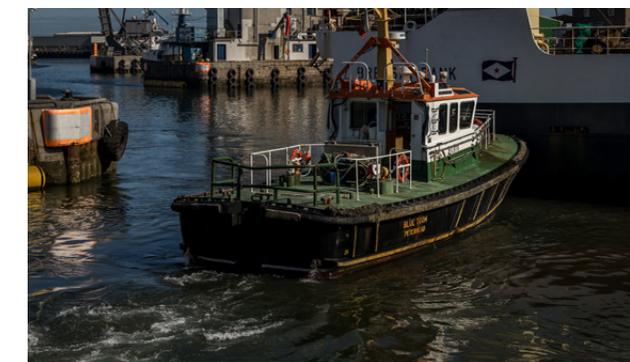


## THE LOCATION

### PETERHEAD

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 is 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 main bus route a two minute walk from the property. The city of Aberdeen & Dyce Airport is 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.





# THE PROPERTY

## BELLEVUE

Bellevue is a stunning detached period property of circa 1879 located on the southside of Peterhead on the outskirts of Dales Park which has acres of fields with planting of mature woodlands with an abundance of woodland walks and trails, to be enjoyed, the property with its own private walled or fenced garden enjoys a spacious plot which is located close to the town and all its amenities including local specialist shops, pre-school and primary schooling. The current owners during their long tenure during their long tenure have maintained, upgraded and extended the property in 2008 to an impeccable standard ensuring to retained many original features where possible.

Bellevue provides spacious, versatile family living accommodation over two levels, the property further benefits from full double glazing, gas central heating and is decorated in an immaculate fresh neutral tone throughout. To appreciate the high standard of this home its versatile free flowing spacious living accommodation and its location viewing is an absolute must, you will not be disappointed.





The welcoming entrance hall leads to all accommodation and can be accessed from either the front or the side of the property. The hall is on open plan to the library with a feature working fireplace adding that touch of grandeur. The spacious lounge is open plan with multiple windows which flood this room with natural light throughout the day. French doors lead to the front garden, which really bring the feeling of outside in and offer the perfect place to enjoy long summer days and some al-fresco dining. Off this room is a purposely designed playroom, which in turn could be the 5th double bedroom. The modern kitchen is extensively fitted out with wall and base mounted units, contrasting worktops and quality integrated appliances with a serving hatch through to the formal dining room which in turn leads to the study/home office. A stylish family shower room completes the ground floor accommodation.





*“... THE SPACIOUS LOUNGE IS OPEN PLAN WITH MULTIPLE WINDOWS WHICH FLOOD THIS ROOM WITH NATURAL LIGHT THROUGHOUT THE DAY...”*



DINING ROOM, KITCHEN & STUDY





A carpeted staircase with wooden balustrade leads to the first-floor landing, the master bedroom has a modern en-suite shower room with large fitted double wardrobes. Bedroom 4 has a vanity unit, a separate shower cubical and fitted wardrobe, two further double bedrooms have vanity units and single wardrobes. A 3 piece family bathroom with shower over the bath completes the accommodation.

In addition, there is an abundance of storage cupboards on both floors.



# THE BEDROOMS

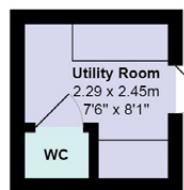
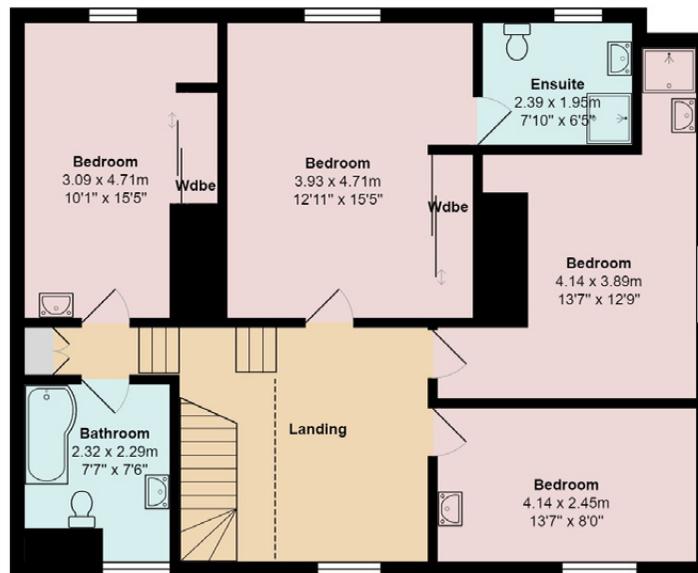
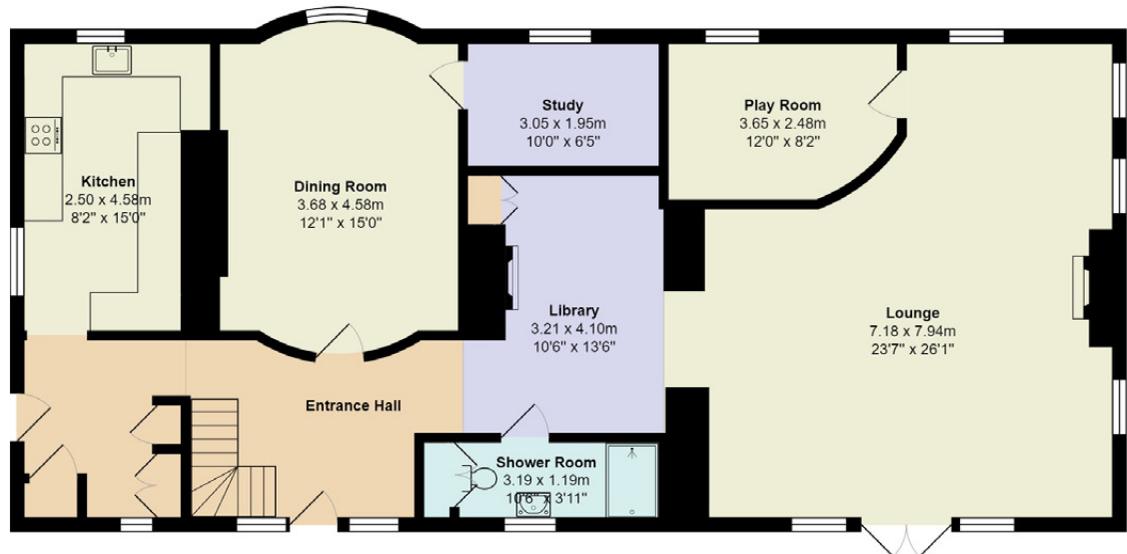


# THE BEDROOMS



# THE BATHROOMS

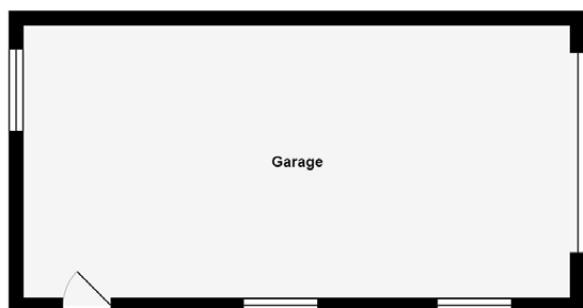




Ground Floor



First Floor



# THE DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

### GROUND FLOOR

Lounge	7.18m (23'7") x 7.94m (26'1")
Kitchen	2.50m (8'2") x 4.58m (15'0")
Dining Room	3.68m (12'1") x 4.58m (15'0")
Library	3.21m (10'6") x 4.10m (13'6")
Study	3.05m (10'0") x 1.95m (6'5")
Play Room	3.65m (12'0") x 2.48m (8'2")
Shower Room	3.19m (10'6") x 1.19m (3'11")

### FIRST FLOOR

Bedroom 1	3.93m (12'11") x 4.71m (15'5")
Bedroom 2	4.14m (13'7") x 3.89m (12'9")
Bedroom 3	3.09m (10'1") x 4.71m (15'5")
Bedroom 4	4.14m (13'7") x 2.45m (8'0")
Bathroom	2.32m (7'7") x 2.29m (7'6")
En-suite	2.39m (7'10") x 1.95m (6'5")

Gross internal floor area (m<sup>2</sup>): 213m<sup>2</sup>

EPC Rating: D

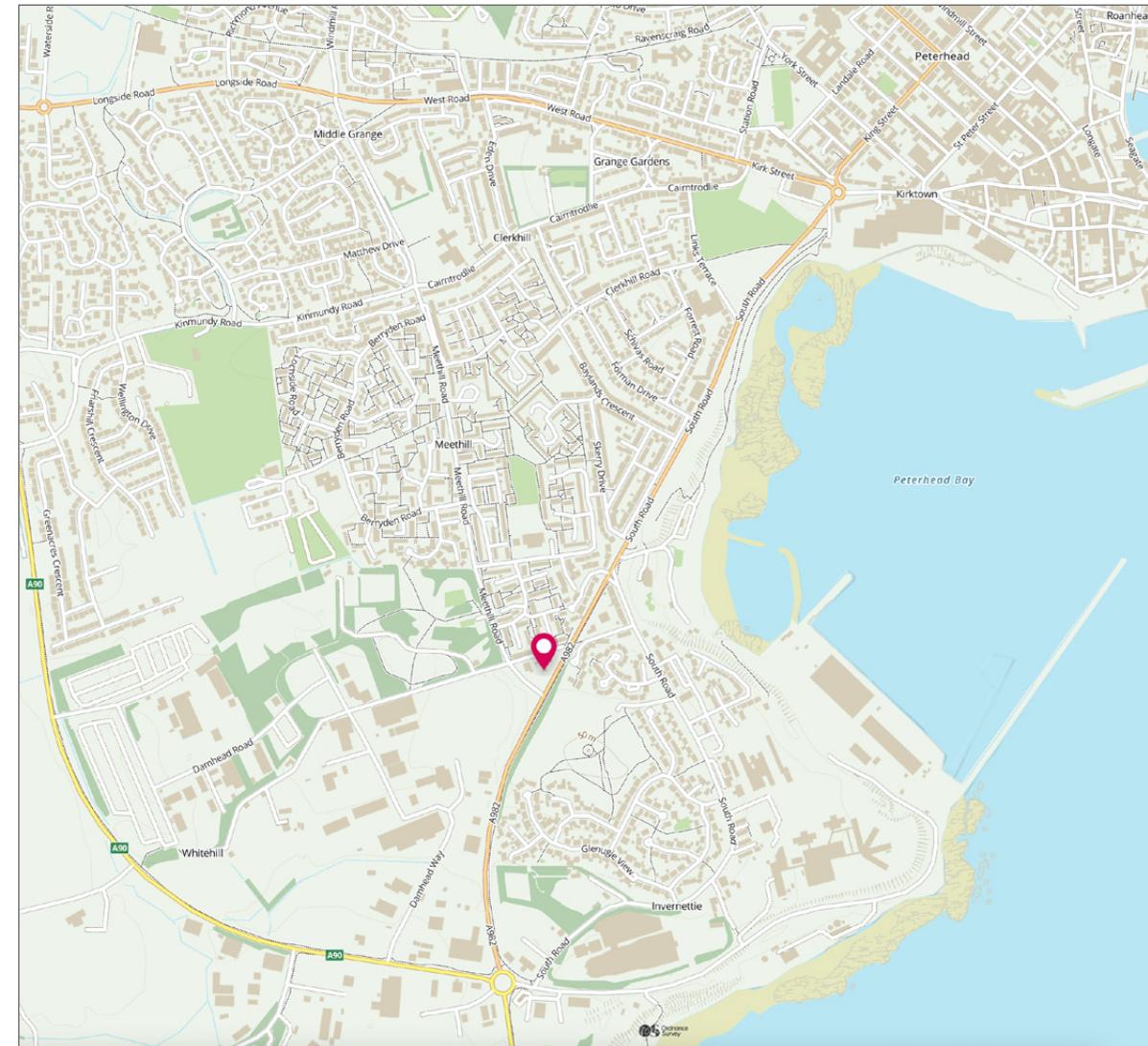
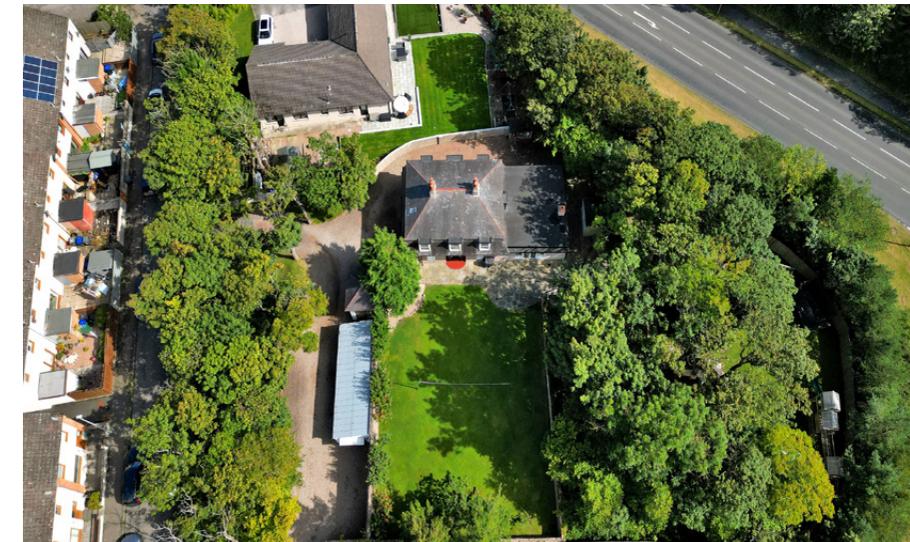


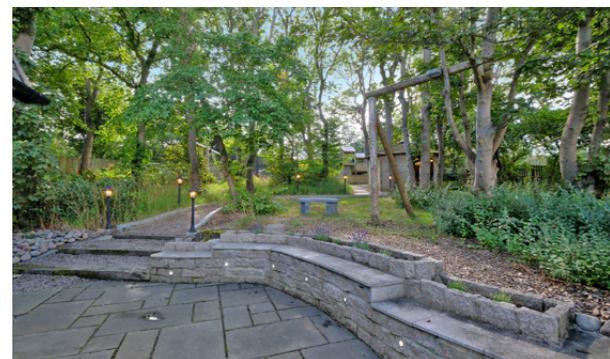
Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

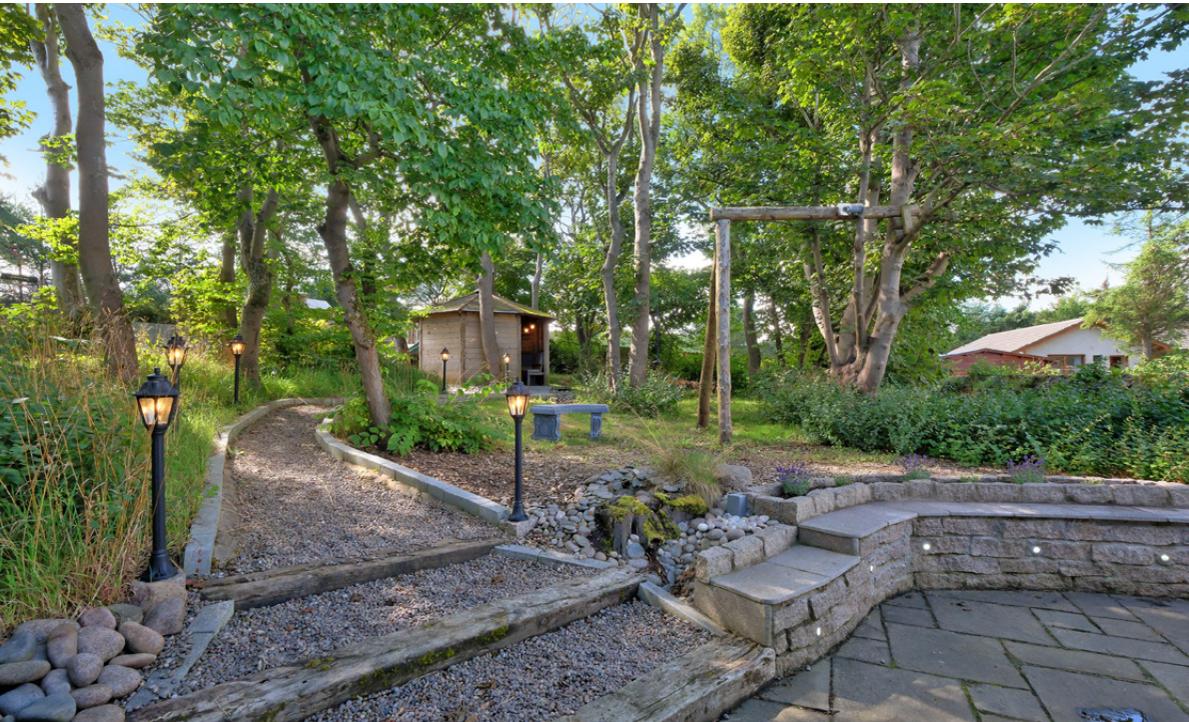


The front garden has an extensive drive with separate entry and exit openings laid to decorative stone chip and allows parking for multiple vehicles, which is also hidden from view with mature trees. This garden also has a large garage with a workshop and an original Dovecote building of stone and slate design which is used as the utility room and also incorporates a WC. The upper level of this building has been converted to a playroom for the children and is accessed from the rear garden only.

The rear gardens are on several levels laid mostly to lawn with several areas of mature trees, various shrubs, plants and seasonal flowers, that are awash with colour throughout the year. There is a choice of several seating areas throughout the gardens, including a barbeque hut, that are perfect for alfresco dining and enjoying the sun. The rear upper grass level is currently used as an adventure playground, the contents being removable and are not part of the sale.









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