

12 Earls Court

BODDAM, PETERHEAD, ABERDEENSHIRE, AB42 3NX



Grade B listed, traditional stone and slate detached property circa 1901, recently renovated to a high standard



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

12 Earls Court is situated in a cul-de-sac location. This three-bedroom detached property is presented to the market in fantastic condition and has been subject to a huge renovation and upgrades by its present owners to a very high standard, with no expense spared. The spacious property with its accommodation over two floors and open plan design allows for versatile modern-day family living. Recently redecorated in fresh neutral and vibrant tones and fitted with quality fixtures and floor coverings, offering luxury and comfort throughout, further benefitting from double-glazed windows and an electric heating system.

A fantastic second home, or with the demand for holiday homes and Airbnb's on the increase, it could be a very lucrative purchase. Viewing is highly recommended and the only way to fully appreciate the location, the property, you will not be disappointed.

THE LOUNGE



Access is from the front of the property into the open plan kitchen and lounge area, which is flooded with natural light throughout the day from multiple windows. The kitchen is fitted with a range of base and wall-mounted units, and is fitted with a mixture of integrated and standalone appliances. The open plan lounge with views across the garden to the rugged coastline is flooded with natural light, with a multi-fuel stove that adds that touch of grandeur, allowing access to the conservatory and then on to the rear garden.

THE KITCHEN



THE CONSERVATORY



BEDROOM 3



A centrally located family bathroom and a guest bedroom with an en-suite shower room complete the ground floor accommodation.

THE BATHROOM



A carpeted staircase leads to the upper landing. Off the landing, there is a second double bedroom. The spacious master at the end of the hall is fitted with an ensuite bathroom, and also has a walk-in cupboard.

THE MASTER BEDROOM



BEDROOM 2



On-street parking at the front of the property, with a private car parking space with a recently fitted electric car charging point at the side of the property.

The rear garden is accessed from the conservatory or a pedestrian path at the side of the property, laid mostly to lawn, bordered on three sides by a perimeter wall or fence. A large patio area from the conservatory with a modern jacuzzi is perfect for some alfresco dining, entertaining, and enjoying the views and the sun.

EXTERNALS & VIEWS



FLOOR PLAN & DIMENSIONS



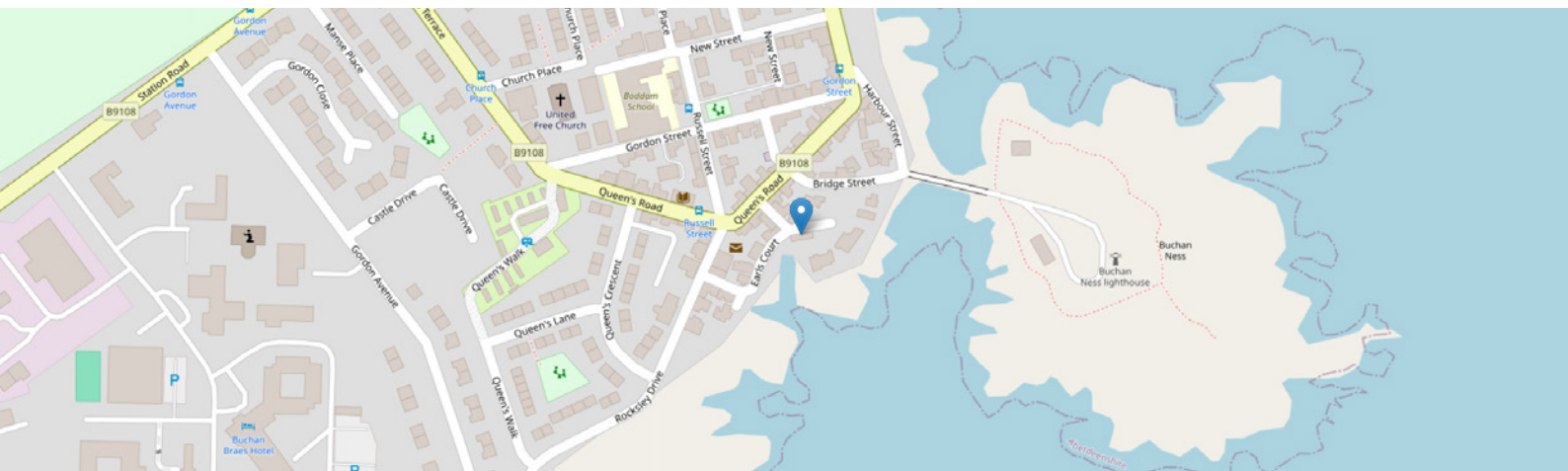
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 94m² | EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale; other soft furnishings, electrical items and a jacuzzi are by separate negotiation.

Services: Mains electricity, drains, water and electrical heating system.

Note: Planning permission to erect a single-storey extension to the rear of the property has been applied for and granted.



THE LOCATION

Today, the village of Boddam serves largely as a commuter settlement for Aberdeen and Peterhead. Like Peterhead, Boddam grew as a fishing village during the 18th century, and continues to have an involvement in the fishing industry on a small scale, in particular for crab and lobster. The village amenities include a post office, two hotels and an inn, a library, a fish and chip shop, a local shop, two car garages, a public hall and a local primary school.





The coastal town of Peterhead, approximately 3 miles north, 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 in Scotland and is currently one of the largest Whitefish markets in Europe.

Peterhead is the most Eastern Port in Scotland, with a thriving harbour and bustling fish market, providing services to the fishing, oil and 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 facilities available with a choice of primary schools, and higher education is 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 29 miles south of the property. The East Coast Rail network operates from Aberdeen, providing a link to the Central belt, the South, and National and International flights are provided from Dyce Airport.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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