

12 Mile End Place

PETERHEAD, AB42 2UW



Architecturally designed, circa 1977, detached five/six bedrooms fully modernised, in impeccable condition



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12 Mile End Place is an architecturally designed, detached five/six bedroom fully modernised property of circa 1977. The property is located at the end of a small cul-de-sac, with its private walled or fenced garden occupying 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 tenure, have maintained and upgraded to an impeccable standard, with the use of quality tradespeople and fixtures and fittings being evident at every turn.

The property provides spacious, versatile family living accommodation over three levels, and 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, a viewing is an absolute must; you will not be disappointed.

THE LOUNGE



A vestibule allows access to the welcoming, bright and spacious entrance hall, which in turn leads to all accommodation. The spacious lounge at the front of the property, with its huge picture windows, is flooded with natural light. A centrally located stone fireplace with a modern wood-burning stove adds that touch of grandeur.

THE KITCHEN



Undoubtedly, the heart of the property is the modern dining kitchen, which has been extensively fitted out with wall- and base-mounted units with contrasting worktops and quality integrated appliances; a huge centre island with hob and sink is a fantastic addition.

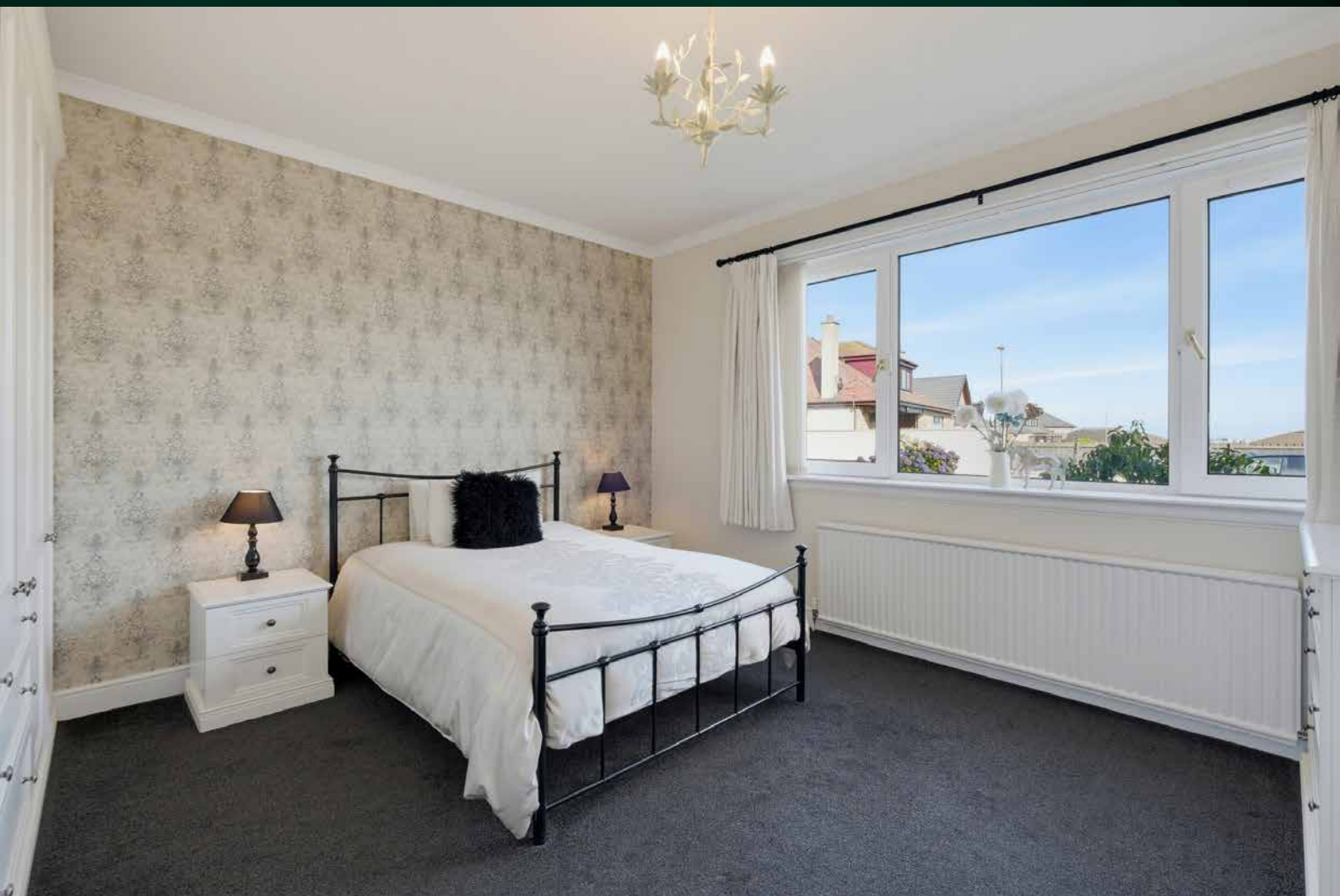


The kitchen is open plan to the family area and the formal dining room. The kitchen, family and dining room are flooded with natural light from multiple windows that run along the rear of the property, with access from the kitchen to an elevated decked area, perfect for some alfresco dining.

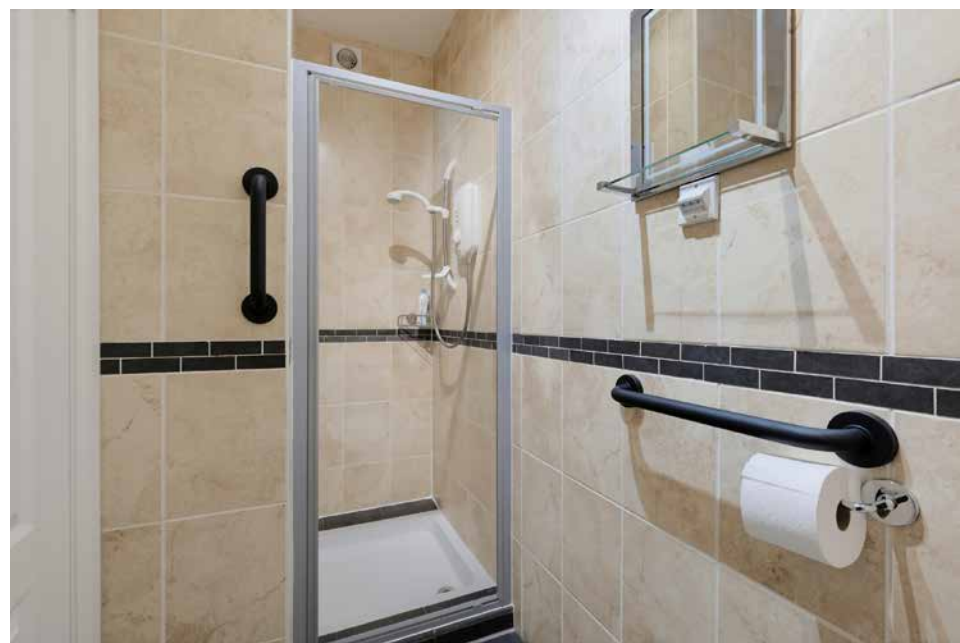
THE DINING FAMILY ROOM



BEDROOM 6



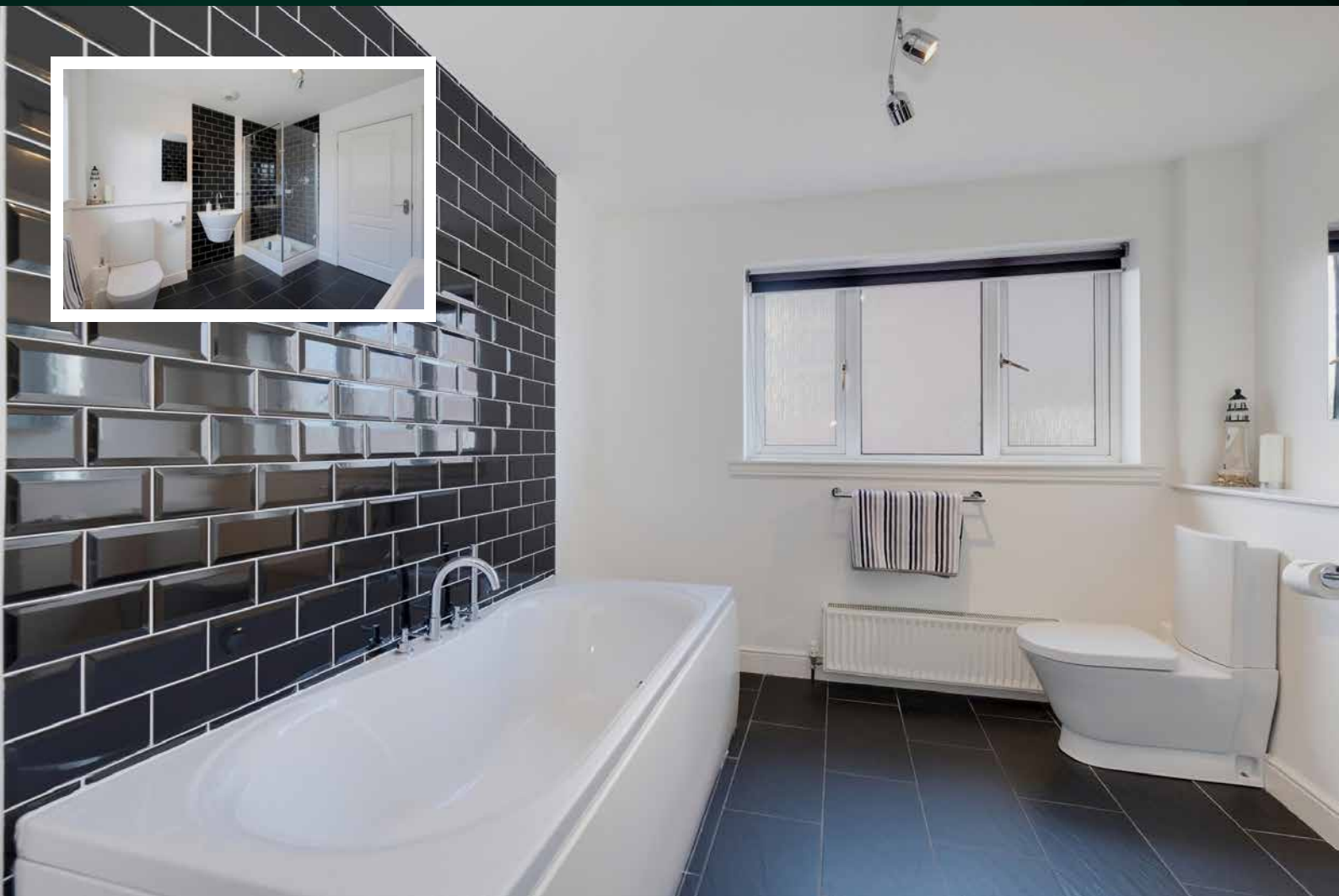
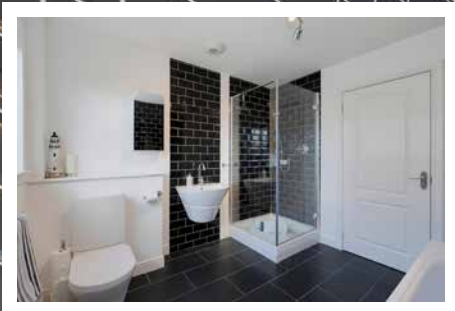
A sixth bedroom, which has an en-suite shower room, would suit the extended family or a fantastic guest bedroom. A handy cloakroom completes this floor.





The carpeted staircase with wooden balustrade leads to a half landing and the first-floor landing. A large picture window on the half landing floods this area and the landing with natural light. A centrally located 4-piece family bathroom with a separate shower cubicle and a newly fitted Jack and Jill shower room are accessed from the landing and one of the five bedrooms.

THE BATHROOM



Two double bedrooms at the front of the property have large picture windows with distant views across to the marina and harbour. There are three other double bedrooms, some of which have fitted wardrobes, and all have adequate space for a range of free-standing furniture.

BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



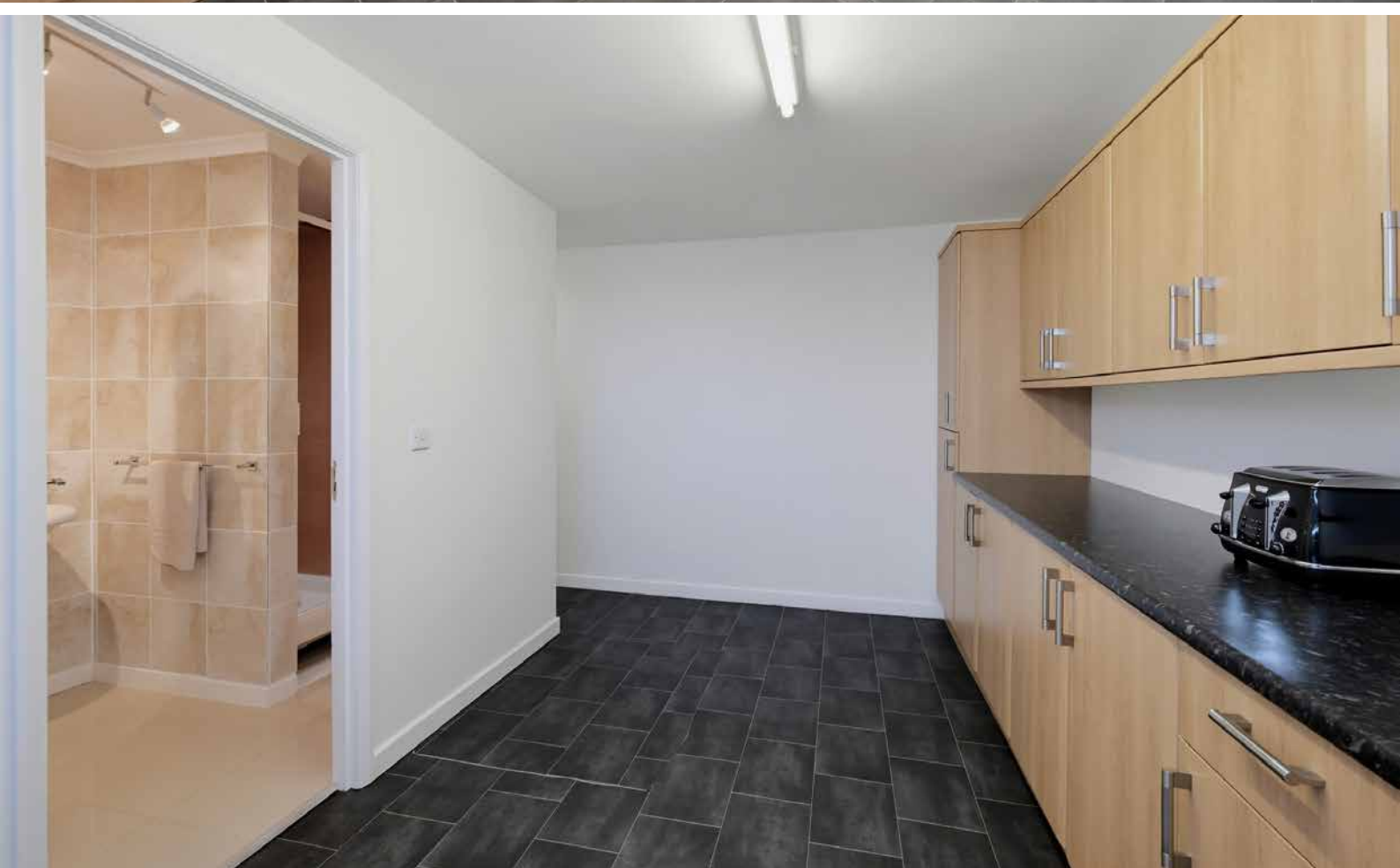


From the main hallway, a carpeted stairway leads to the lower ground floor, where you have a utility room, washroom, and a three-piece family shower room, and a large games room, with access to the integrated double garage and workshop.

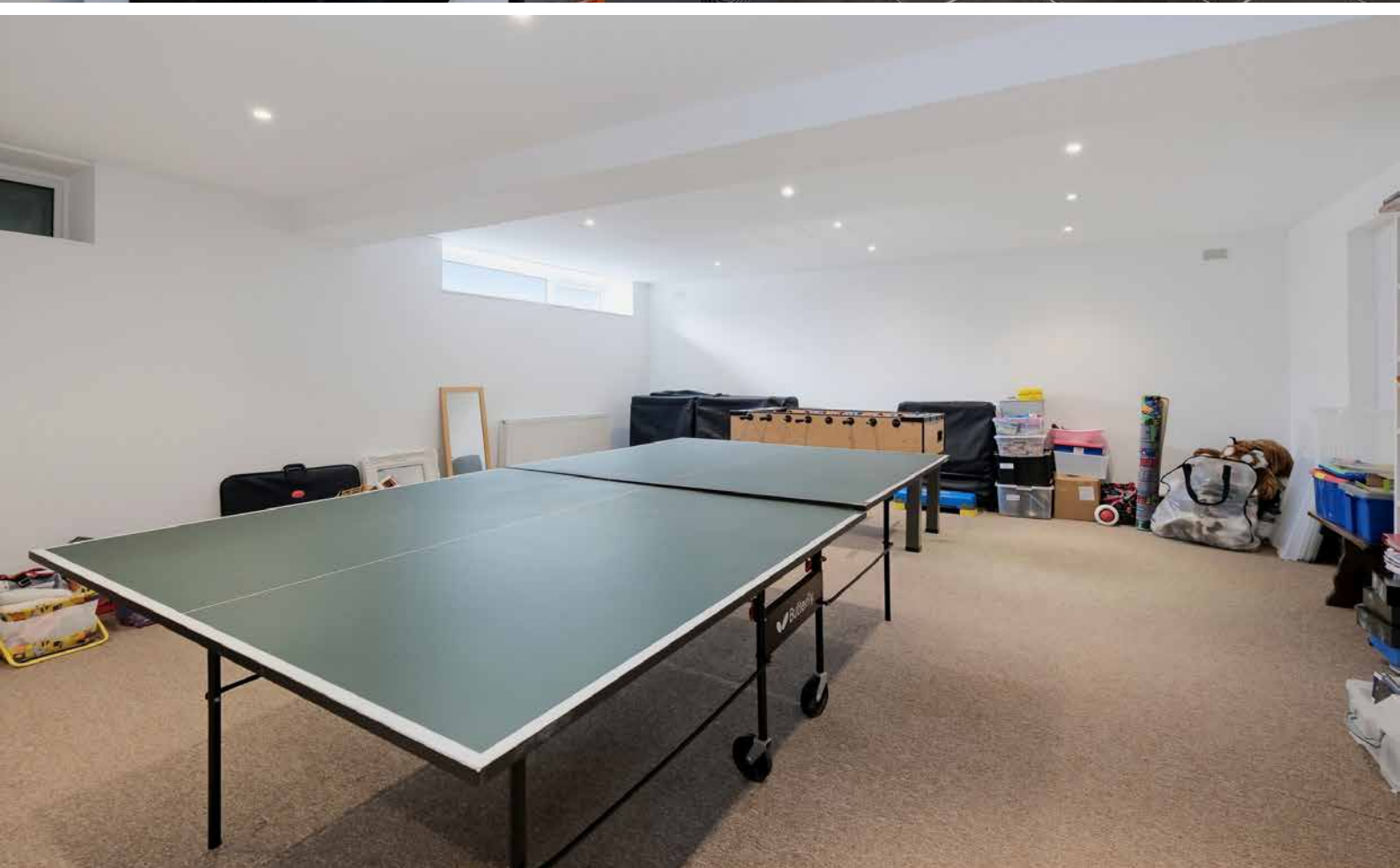
THE SHOWER ROOM



THE UTILITY ROOM



THE LAUNDRY ROOM & GAMES ROOM

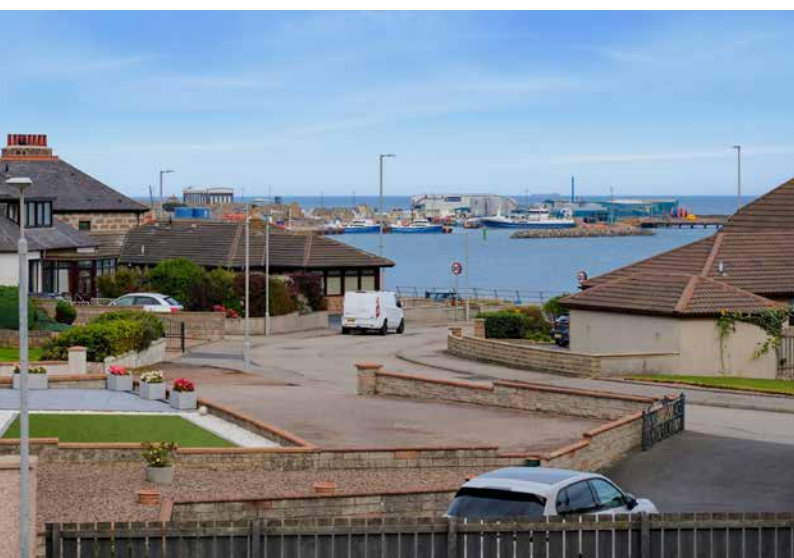


To the front of the property, there is off-street parking at the side of the property along with additional off-street parking immediately in front of the double garage. The front garden has a low boundary wall and is laid mostly to lawn, with borders containing a mixture of shrubs and seasonal flowers.

The rear garden is accessed from either side of the property via two pedestrian gates, or from the kitchen via the raised decked area. Bordered by either a high perimeter wall or fence and hedge, the garden is laid mostly to lawn with several areas of mature hedging, shrubs, plants and seasonal flowers.

There is a choice of several seating areas throughout the gardens, including the raised decked area perfect for alfresco dining and enjoying the sun; the gardens also provide a safe environment for children and pets alike.

EXTERNALS & VIEW



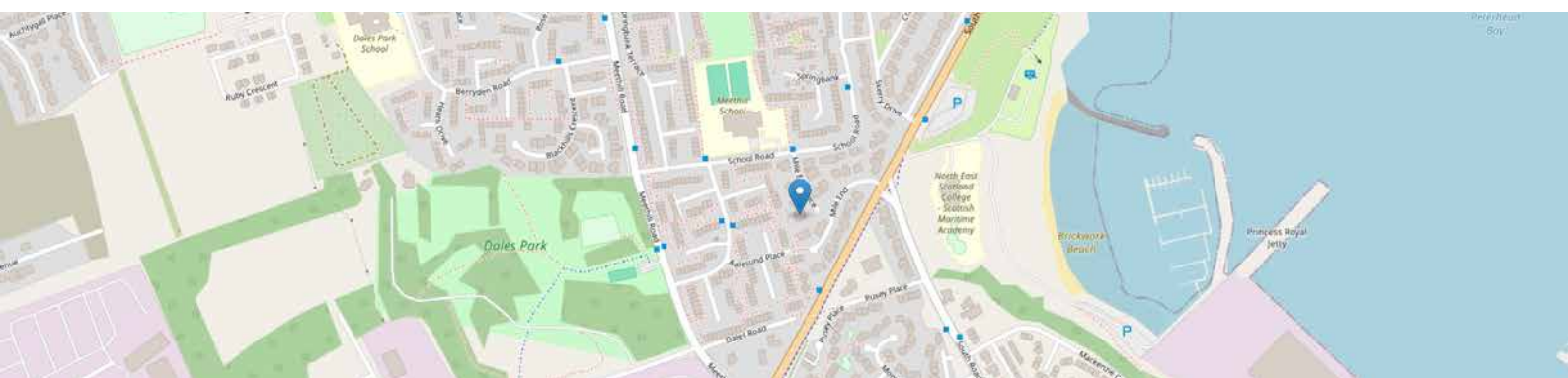
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 386m² | EPC Rating: D

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale unless otherwise stated; other soft furnishings and electrical items may be by separate negotiation.



THE LOCATION

The coastal town of Peterhead is steeped in history and is 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 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 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 easily commutable, with the Aberdeen Western Peripheral Route helping to reduce the time significantly. 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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