



Spacious three-bedroom mid-terrace house, immaculate walk-in condition, in a popular residential area of Peterhead, close to amenities



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53 Pitfour Court is a three-bedroom semi-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 extended, maintained and upgraded to an exceptional standard, including a modern dining kitchen, shower room, rear porch and front summer room. The property further benefits from immaculate, fresh neutral décor, gas central heating and full uPVC windows and doors. To fully appreciate the standard of this property and location, early viewing is a must and highly recommended.

## THE LOUNGE & SUN ROOM



The accommodation comprises a recent extension of a large porch leading to the hall and all other accommodation. The spacious lounge is flooded with natural light from dual aspect windows which overlook the front and rear garden. Access to the front garden is via patio doors from the summer room to a veranda, a perfect addition to an already immaculate property. The modern dining kitchen is fitted with a multitude of wall and base units with complementing work surfaces, with some integrated appliances, and ample room for a large table and chairs. The kitchen also allows access to the rear hall.

# THE KITCHEN





A carpeted staircase with a wooden balustrade leads to the first-floor. There are two large double bedrooms to the rear of the property, both of which have full-length fitted wardrobes. An additional large single bedroom with a fitted cupboard and a modern family shower room completes the accommodation.

In addition, there are ample storage cupboards on both floors.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

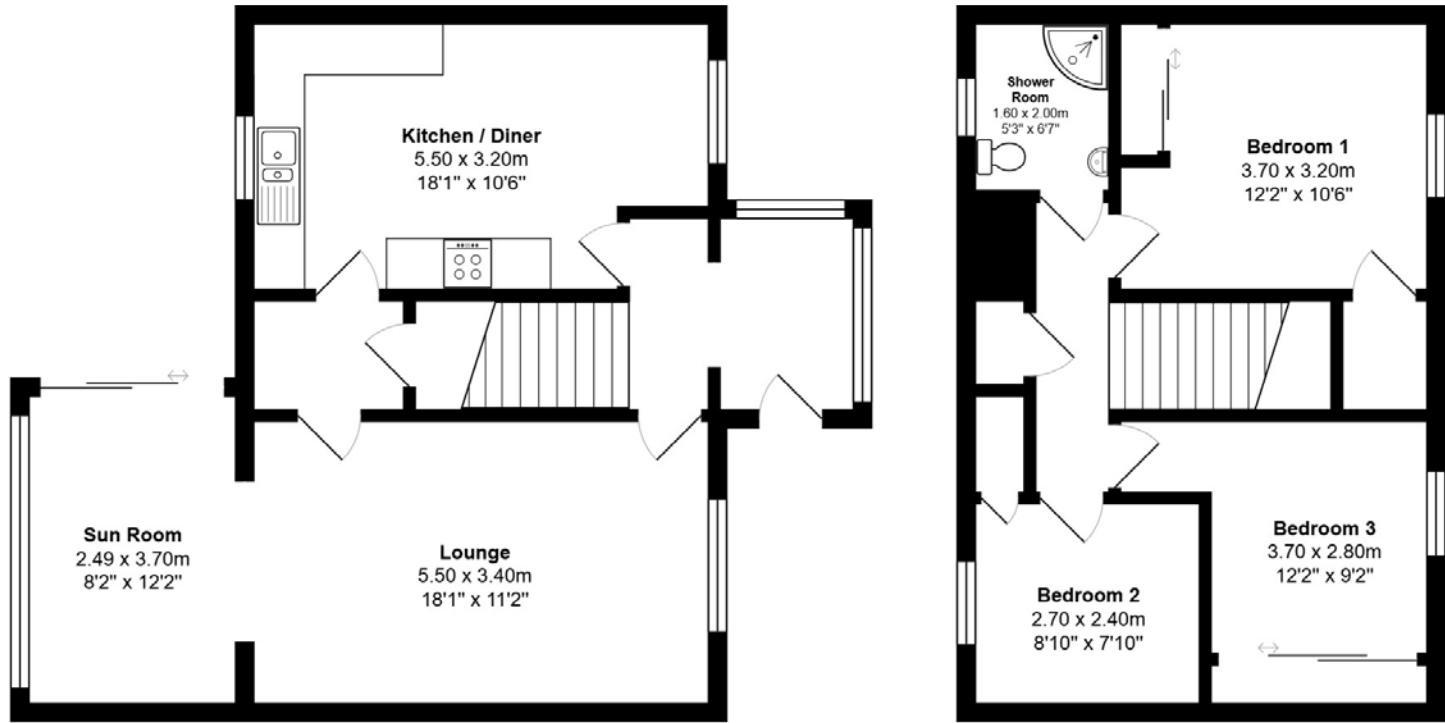


To the rear of the property, there is a communal car park for all residents. The rear garden is gated with a high boundary fence. Elevated borders contain a mixture of mature shrubs, plants and seasonal flowers, laid to decorative stone chip for ease of maintenance. The front garden is accessed from patio doors from the lounge to the veranda, again laid to decorative stone chip. There is a multitude of potted plants, shrubs and seasonal flowers, which are awash with colour in the warmer months. This garden has a high perimeter fence on three sides, making a safe environment for children and pets alike. The covered veranda is perfect for some al-fresco dining, entertaining and catching the sun. Two small wooden storage compartments will remain.

## EXTERNALS



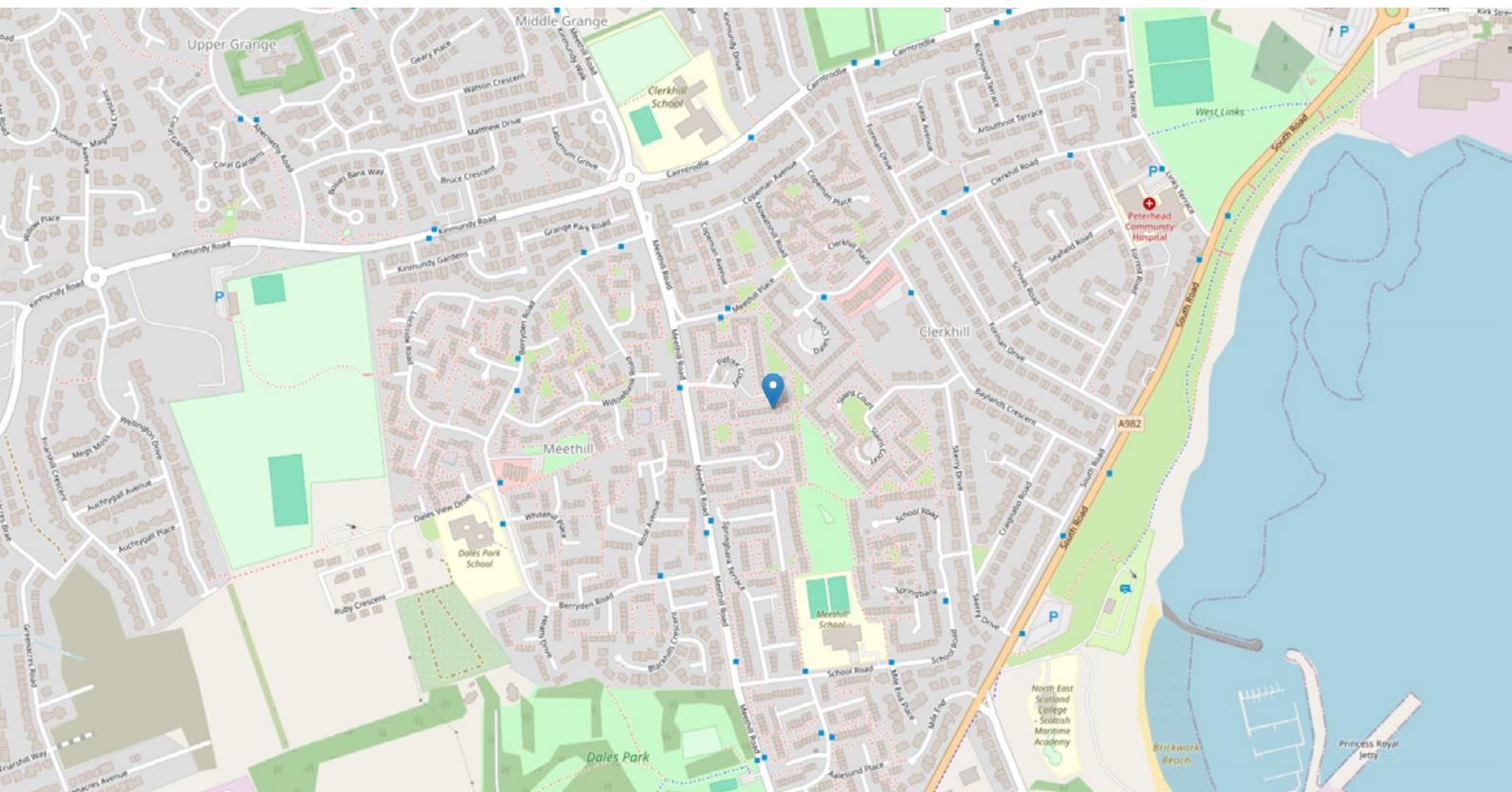
# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup> | EPC Rating: C

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are available 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 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 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, 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 National and International flights are provided from Dyce Airport.



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