



FORMER LIBRARY

26 Queens Road, Boddam, Peterhead, AB42
3AX

- Site Area – 405 sqm
- Gross Internal Area – 128 sqm

OFFERS OVER £70,000

Contact Details
Telephone 01467 469261
Email estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

FORMER LIBRARY

26 Queens Road, Boddam, Peterhead, AB42 3AX



Location:

Boddam, with a population of circa 1,300, is a small coastal village situated approximately 30 miles north of Aberdeen. The town of Peterhead, lying approximately 3 miles to the north on the A90, has a population of circa 17,000. It is renowned as the largest fishing port in Europe and is an important base for servicing a varied range of commercial marine traffic.

The property itself is situated in the picturesque Conservation Area and close to the Buchan Ness lighthouse which is located a short distance away. The village benefits from its own Primary School, two hotels, a car showroom, a small convenience store, chip shop and other local amenities including a village hub with stunning sea views.

Description:

The former Library comprises a single-storey detached building of traditional block construction, externally finished with roughcast render and topped by a pitched, tiled roof. A small cupola-style clock feature is positioned close to the roof line. The entrance consists of full-height glazed panels and sliding double doors, accessed via a gently sloping ramp with metal handrails, providing compliant accessibility. The building fronts directly onto the public footpath and roadway, with a bus stop located nearby, offering convenient access to public transport. The property also includes a small car park (4 spaces).

Internally, the accommodation comprises a vestibule, disabled WC, store, staff room and a main library area.

The property benefits from both underfloor heating, ceiling mounted convection heating units and aluminium double glazing to the main library building.

Services:

The property is served by mains electricity, water, sewerage and drainage.

Access:

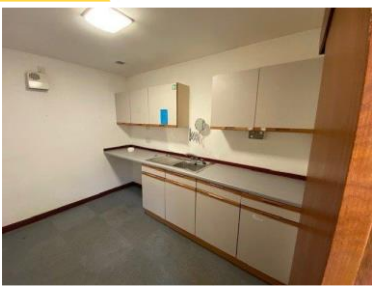
From the A90 turn east onto the B9108 (Station Road) as you pass through Stirling Village. Take the 4th turning on the right (Manse Terrace) and then continue onwards onto Queens Road. The property is on the left-hand side at the junction of Queens Road and Russell Street. The what3words reference is `entire.stack.chuck`.

EPC:

The property has an EPC rating of C.

Rating:

The rateable value is £9,300 (VR34271) with effect from 1 April 2026.

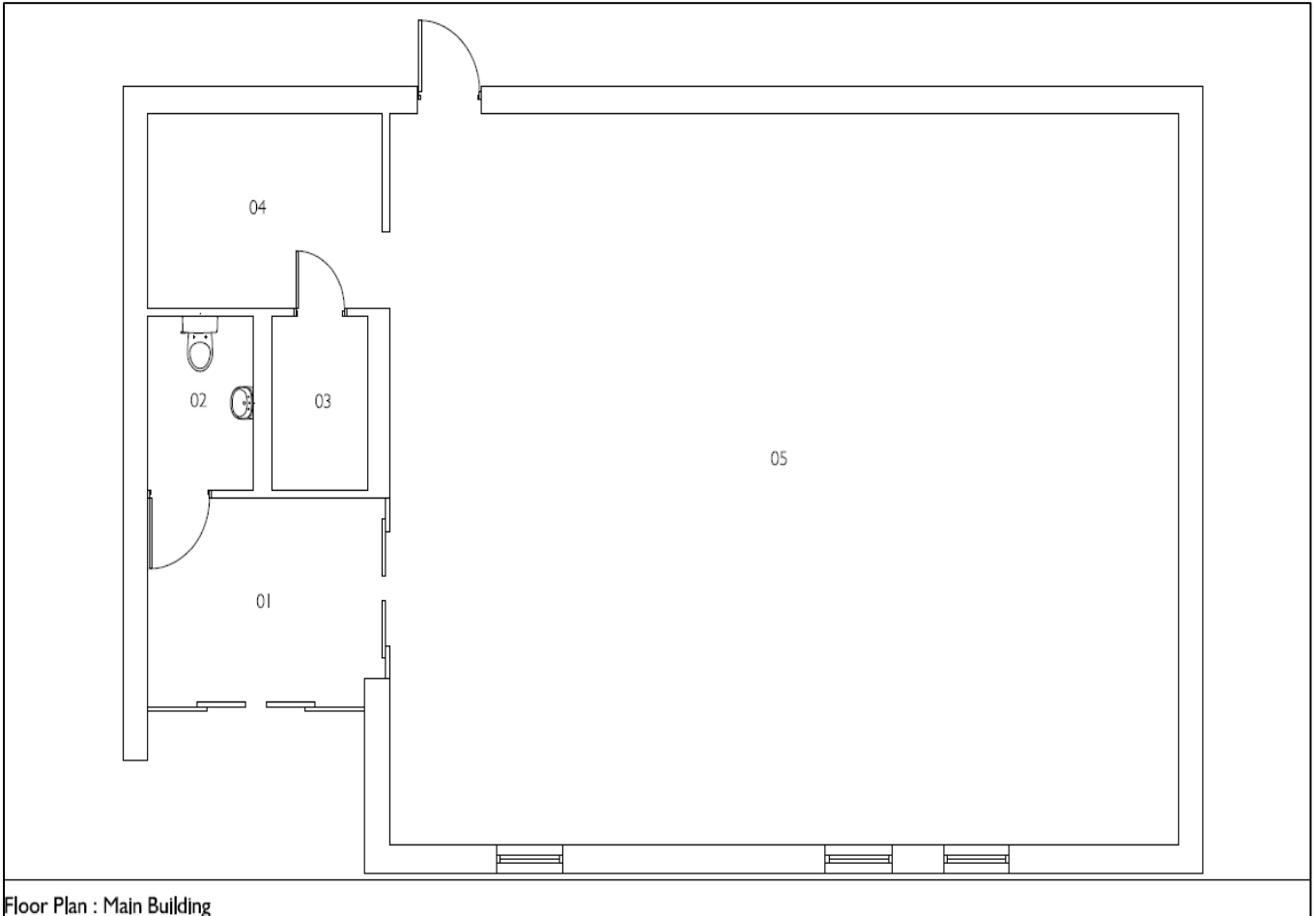


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Floor Plan:



Floor Plan : Main Building

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Planning:

The Property has planning consent for its current use as a Library (Class 10). Parties interested in obtaining consent for an alternative use should make their own enquiries with Aberdeenshire Council's planning service. All planning enquiries should be directed to the Council's planning team.

Email: planning@aberdeenshire.gov.uk

Telephone 01467 534333

Price:

Offers over £70,000.

Property Condition & Warranties:

The property is being sold without any warranties that any of the services and utilities serving the property and any of the appliances, equipment, facilities and systems (including electrical items and any gas supply) are in working order or any condition.

VAT:

The sale will not be subject to VAT.

Tenure:

Feuhold. (Scottish equivalent of English Freehold).

Land & Buildings Transaction Tax (LBTT):

The purchaser will be liable for any applicable LBTT and registration dues.

Legal Costs:

Both parties will be responsible for their respective legal costs.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Offers/Viewings:

Any persons wishing to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB.

Tel - 01467 469261

In the event that a closing date is set, all persons who have noted their interest in the property will be sent the details of the closing date, together with the Council's tender procedures that must be strictly adhered to. Bidders should note that the Council is not bound to accept the highest offer or indeed any offer received. Offers to purchase must state the price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

To arrange a viewing please contact Estates Admin

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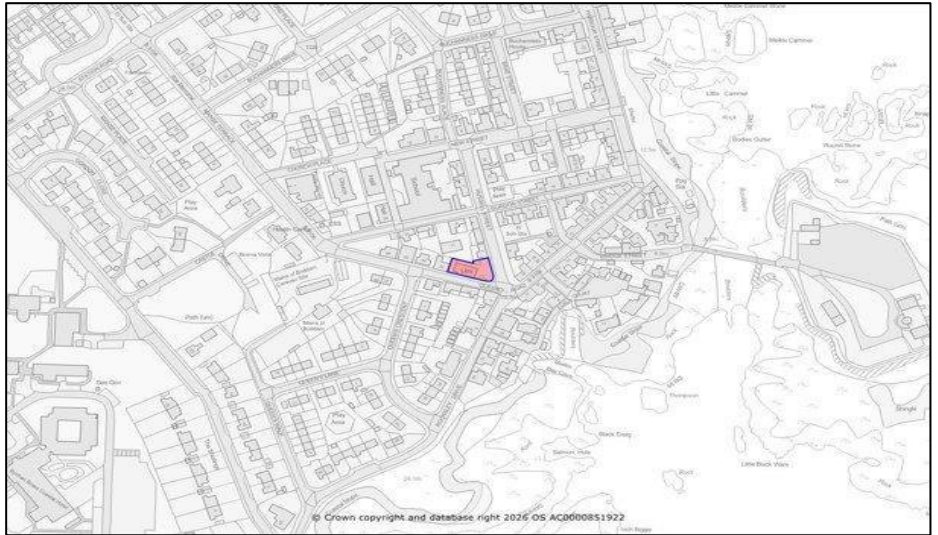
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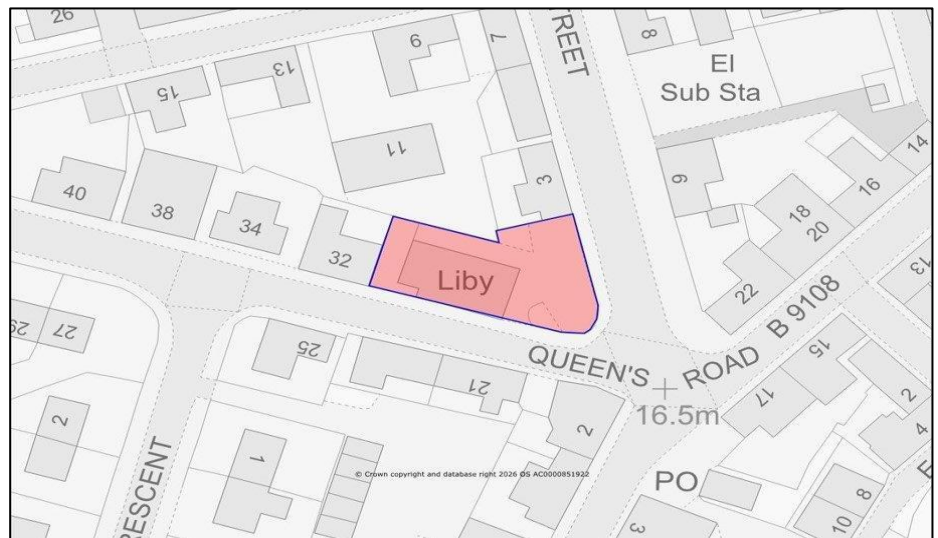
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Location Plan:



Site Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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