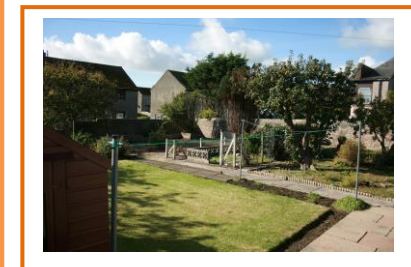


25 BALMOOR TERRACE
PETERHEAD
AB42 1EQ
OFFERS AROUND £170,000



We are delighted to offer for sale this 2 public / 3 bedroom detached house. This property is an ideal family home with very spacious accommodation. The property boasts of an extensive rear garden with fantastic opportunity to create an outdoor living space for the family. The property comprises living room, dining room/kitchen, sitting room, 3 double bedrooms one with en-suite, bathroom, entrance vestibule, hallway, gas central heating. There is a large single garage attached to the property.

Viewing of the property is highly recommended to appreciate the potential this property offers.

Situated in a popular residential area of Peterhead. The property is within close proximity to the town centre, with a supermarket, Peterhead Academy, Leisure and Community Centre hosting excellent sports facilities, all which are nearby.

JOHN ADAM **PARTNER**
STUART FLOWERDEW **PARTNER**
JOANNE ADAM **ASSOCIATE**
PETER SCOTT **CONSULTANT**

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www.adamandflowerdew.com

Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. 50301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.



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Living Room 12'4" x 14'11" (3.77m x 4.56m)

A light and spacious living room with bay window to front of property. The room has high ceiling and coving. The room boasts a feature period style fireplace with open fire. To the sides of the fireplace are two display alcoves, one with built-in cupboard. TV and phone points. Carpeted flooring.

Sitting Room 14'11" x 11'8" (4.57m x 3.58m)

Spacious and light sitting room looking out to rear garden. Bay window to rear of property. High ceiling with coving. Alcove with built-in cupboard. Carpeted flooring.

Kitchen/Dining Room

Windows to side and rear of property. Traditional style wall and base units. Display cabinet, separating the kitchen/dining area. Part tiled walls. Electric hob and oven. Fridge to remain. Plumbed for washing machine. Plenty room for dining table and chairs. Door to leading to patio area and rear garden.

Bathroom 4'9" x 7'4" (1.47m x 2.26m)

White three piece suite comprising of bath, toilet and wash hand basin. Window to side of property. Shower over bath. Part tiled. Heated towel rail. Mirror above wash hand basin. Vanity unit with plenty storage. Laminated flooring.

Bedroom One 12'3" x 14'11" (3.74m x 4.57m)

Large and spacious bedroom with large bay window to front of property, offering plenty light to room. High ceiling and coving. Cupboard with shelving. Carpeted flooring.

Bedroom Two 10'9" x 13'11" (3.28m x 4.01m)

Double bedroom with window to front of property and velux window to rear of property. Built-in cupboards. Additional storage in the eaves. Carpeted flooring.

En-suite 4'5" x 2'10" (1.36m x 0.88m)

White two piece suite comprising of toilet and wash hand basin. Separate shower cubicle. Shower area fully tiled. Wooden paneling to dado rail. Window to side of property. Tiled flooring.

Bedroom Three 10'9" x 13' (3.30m x 4.01m)

Double bedroom with window to front of property and velux window to rear of property. Built-in cupboards. Additional storage in the eaves. Carpeted flooring.

Garage

Driveway leading single garage to side of property. Electric up and over door. Garage has power, lighting and water, with a further workshop area which houses heating boiler. Alarm system.

Outside

Low maintenance garden area to front of property. Extensive and mature garden to rear of property. Enclosed patio area leading to lawn area. The well-established garden boasts a wide variety of flowers, shrubs and trees. Further patio area. A wooden shed and summer house to remain.

Home Report available

EPC Rating – Band E

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.