

**19 Kinmundy Drive
PETERHEAD
AB42 2AW**



OFFERS OVER - £179,000

We are delighted to offer for sale this 2 public, 3 bedroom semi-detached family home with box room. Fully enclosed garden to rear with a patio area which has been well kept and is easy to maintain. Large attractive driveway with ample space for two cars and single garage with light and power. This property is situated in a sought after location of Peterhead in a quiet cul-de-sac close to a local school and amenities. Must be seen to appreciate the quality of accommodation and space this home has to offer.

We highly recommend a viewing of this property to appreciate all it has to offer. The property has been recently decorated with new carpets throughout and is in walk in condition. This property is entered by a bright and airy vestibule. The property comprises of 3 double bedrooms, kitchen, living room, family bathroom, sitting room/bedroom 4 and a box room, double glazing throughout and gas central heating.



Lounge



Sitting Room/Bedroom 4



Kitchen



Alternative view of kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Box Room



Bathroom



Terraced Area



Rear Garden



Alternative view of Garden

Living Room – 3.71m x 4.44m (12' 2" x 14' 7")

Spacious living room with T.V. and phone point. Large window to front. Feature marble fireplace. Carpeted flooring.

Kitchen – 3.40m x 3.61m (11' 1" x 11' 10")

Floor and wall units. Window and door to rear. Linoleum flooring. Tiled walls. Oven and new electric hob. Washing machine and tumble drier to remain.

Sitting Room/Bedroom 4 – 3.08m x 3.45m (10' 1" x 11' 3")

Double room. T.V. and phone points. Downlighters. Carpeted flooring. Patio doors leading to terraced garden area to rear.

Bedroom 1 – 3.05m x 4.06m (10' 0" x 13' 3")

Double bedroom with triple fitted wardrobes. Window to front of property. Carpeted flooring. Downlighters.

Bedroom 2 – 3.03m x 5.33m (9' 11" x 17' 5")

Double bedroom. Window to front of property. Carpeted flooring. Two large fitted wardrobes. One with shelving space and the other with hanging space.

Bedroom 3 – 4.35m x 3.07m (14' 3" x 10' 1")

Double bedroom. Window to front of property. Carpeted flooring. Deep set triple mirrored wardrobes with ample hanging and shelving space.

Box Room – 2.67m x 2.31m (8' 9" x 7' 6")

2 cupboards with access into eaves for storage. Laminate flooring.

Family Bathroom – 2.21m x 2.29m (7' 3" x 7' 6")

White 2 piece suite comprising of toilet and wash hand basin housed in a large vanity unit. Large shower unit. Linoleum flooring. Window to rear of property. Separate vanity unit for extra storage. Fully tiled.

Outside Area

Single garage to side of property. Driveway with space for two cars to front. Easy to maintain rear garden which is also fully enclosed. Large terraced area on exit from back door. Steps leading down to lawn area. Patio area to side of lawn. 2 greenhouses and 3 sheds to remain.

Under stair storage and large open area under stairs. Wooden flooring to vestibule and carpeted hallway.

All carpets, blinds, light fittings are included in the sale.

Viewing – please contact AFJ 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.

Home Report available (fee may apply)

EPC Rating D



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