

**3 CAIRNCATTO ROAD
PETERHEAD
AB42 1NU**



OFFERS OVER - £90,000

We are pleased to offer for sale this deceptively spacious 3 bedroom 1st floor flat with private entrance. The property boasts generous accommodation which would be ideal for a young family or first time buyer. Fully enclosed large garden to rear of property.

This property is situated in a popular residential area of Peterhead close to a local school and amenities. Must be seen to appreciate the space this home has to offer. The property is well presented and ready to move in to with modern décor throughout. The property benefits from gas central heating, double glazing.

This property is entered through a bright vestibule with stairs leading to the 3 double bedrooms, kitchen/breakfast room, living room, family bathroom.



Living Room



Kitchen



Bedroom 1



Bedroom 3



Hallway



Bathroom



Garden



Alternative view of Garden

Entrance Vestibule

Entrance door with stairs leading to large hall. A large walk-in cupboard provides storage space in hallway.

Living Room – 15' 11" x 11' 10" (4.86m x 3.63m)

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

Kitchen/Breakfast Room – 9' x 8' 2" (2.75m x 2.51m)

Wide range of floor and wall units. Window to rear of property. Breakfast bar area. Linoleum flooring. Tiled walls. Oven and electric hob. Washing machine, dishwasher. Downlighters.

Bedroom 1 – 12' x 11' 10" (3.66m x 3.62m)

Generous Double bedroom. Built in double wardrobes. Window to front of property. Carpeted flooring. Downlighters. TV point.

Bedroom 2 – 8' 5" x 11' 10" (2.58m x 3.62m)

Double bedroom. Window to front of property. Carpeted flooring.

Bedroom 3 – 7' 11" x 10' 10" (2.42m x 3.31)

Double bedroom. Feature fireplace. Carpeted flooring. Window to rear of property.

Family Bathroom – 6' 2" x 5' 1" (1.89m x 1.56m)

White 3 piece suite comprising of toilet, wash hand basin and bath with overhead electric shower. Linoleum flooring. Window to rear of property. Fully tiled.

Outside Area

There is an exclusive area of garden to the rear of the property which is mainly laid to lawn. Shed to rear of property.

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

Viewing – 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.

Home Report available (fee may apply)
EPC Rating D



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