

**28 Kinmundy Road
Peterhead
AB42 2AE**



OFFERS OVER - £138,000

We are delighted to offer for sale this spacious 2 public 2 bedroom semi-detached bungalow with detached garage. Ideally situated for local amenities and a Clerkhill Primary School.

This property comprises well-proportioned rooms and ample storage. The large loft space is fully floored and lined with 2 Velux windows offering a great potential for a loft conversion. The property comprises 2 double bedrooms, one with large walk-in wardrobe, kitchen, and dining room which is accessed by French doors from living room, spacious living room, with feature fireplace, family bathroom, double glazing and gas central heating. There is a detached garage with off street parking for two vehicles and gardens to front, side and rear of property.

This property is situated in Peterhead, approximately 40 minutes' drive from Aberdeen and 45 minutes from Dyce.



Living Room



Bathroom



Kitchen



Bedroom 2



Garden

Living Room – 13' 11" x 16' 10" – 4.25m x 5.15m – window to the front, feature fireplace, t.v. and phone point. French doors leading to dining room.

Dining Room – 9' 6" x 6' 3" – 2.92m x 1.93m – window to front, phone point.

Bathroom – 7' 11" x 9' 6" – 2.43m x 2.92m – white bathroom suite comprising wash-hand basin, w/c and bath. Walk in shower. Partially tiled walls and vinyl flooring. Window to side.

Kitchen – 6' 8" x 10' 2" – 2.05m x 3.11m – window to side. Laminate flooring and tiled walls. Good range of floor and wall units. Built in fridge freezer, oven and hob. Single drainer sink and plumbed for washing machine and dishwasher.

Bedroom 1 – 12' 7" x 9' 10" – 3.86m x 2.77m – window to rear. Large walk in wardrobe providing ample storage space, T.V and phone points.

Bedroom 2 – 10' 1" x 13' 5" - 3.3m x 4.10m – window to rear. Two double mirrored wardrobes to remain.

All floor coverings, blinds, curtains (except curtains in Bedroom 2), light fittings and white goods included in the sale.

Viewing – By appointment with selling agent - 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)


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