

4 NEW STREET, BODDAM, PETERHEAD, AB42 3NH

OFFERS OVER £155,000



We are delighted to offer for sale this immaculate and spacious 4/5 bedroom, detached property with rear garden, single garage with offstreet parking. The property is situated in a well-established, popular residential village of Boddam. The property comprises Lounge, Sitting Room/Bedroom, Kitchen, Dining Room, 4 double bedrooms, family bathroom, ample storage throughout, double glazing and gas central heating. Single garage and driveway with ample space for two cars.

Boddam is a coastal village south of Peterhead, with a coastal path leading to the Bullers of Buchan.

The village of Boddam is within commuting distance of Aberdeen and Peterhead.

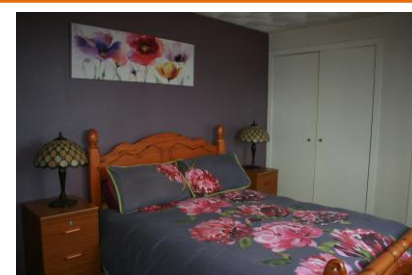
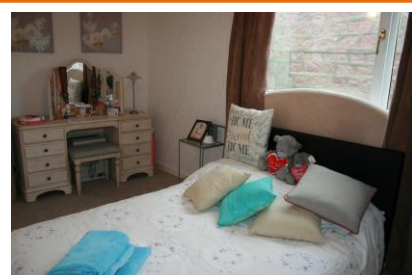
The village facilitates local amenities, such as a post office, library, two hotels and a local Primary School.

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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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Lounge 12'5" x 14'5" (3.80m x 4.41m)

Spacious lounge with TV and phone points. Wooden flooring. Dual aspect with windows to front and side of property. Feature fireplace with enclosed fire.

Sitting Room/Bedroom 12'4" x 11'5" (3.78m x 3.49m)

Carpeted flooring. Window to front of property.

Kitchen 14'5" x 9'2" (4.41m x 2.80m)

Floor and wall units. Double cooker and hob (available under separate negotiation) extractor fan. American fridge/freezer (available under separate negotiation). Laminated flooring. Part tiled.

Dining Room 9'2" x 12'7" (2.80m x 3.86m)

Laminated flooring. Dual aspect with windows to side and rear of property. Fire surround. Phone point.

Bedroom One 9'3" x 12'6" (2.82m x 3.81m)

Double bedroom. Phone point. Wooden flooring. Window to front of property. Built-in double wardrobe. Two smaller built-in cupboards.

Bedroom Two 12'5" x 11'6" (3.79m x 3.53m)

Double bedroom. Phone point. Carpeted flooring. Window to front of property. Built-in double wardrobe. Two smaller built-in cupboards.

Bedroom Three 13'3" x 9'0" (4.04m x 2.77m)

Double bedroom. Carpeted flooring. Window to side of property. Built-in double wardrobe. One smaller built-in cupboard.

Bedroom Four 13'0" x 9'0" (4.04m x 2.77m)

Double bedroom. Carpeted flooring. Window to side of property. Built-in double wardrobe. One smaller built-in cupboard.

Family Bathroom 9'11" x 7'4" (2.79m x 2.25m)

White four piece suite comprising of toilet, wash hand basin and free standing bath with stand-alone shower unit. Fully tiled walls. Laminated flooring. Window to side of property.

WC 8'9" x 5'7" (2.67m x 1.71m)

Two piece suite comprising of toilet and wash hand basin. Window to side of property. Linoleum flooring. Large built-in cupboard.

Other

Entrance vestibule. Tile flooring. Wooden paneled walls.

Rear vestibule. Door leading to rear garden.

Lower hallway – Wooden flooring. Two under-stair cupboards.

Upper landing – Wooden and carpeted floorings. Window to front of property and skylight window. Walk-in cupboard housing boiler. Double storage cupboard.

Outside Area

Garden to rear of property. Two sheds with power. Glass shed with no power. Driveway leading to garage. Ample parking for two cars.

Most blinds and light fittings and floor coverings to remain. Some furniture available by separate negotiation.

Home Report available (fee may apply)

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.