

29 BRUCKLAY COURT, PETERHEAD, AB42 2UF

OFFERS OVER £105,000

NEW REDUCED PRICE



We are pleased to offer for sale this spacious 3 bedroom, end terrace property situated in a well-established, popular residential area of Peterhead. Within walking distance of a primary school and local amenities. The property comprises Lounge, Kitchen/diner, 2 double bedrooms, 1 single bedroom, family bathroom, ample storage throughout, double glazing and gas central heating. There are garden areas to front and rear of the property. Summer house to rear of property. Off-street parking.

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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.

Lounge 17'6" x 10'5" (5.36m x 3.19m)

Spacious lounge with TV and phone points. Carpeted flooring. Dual aspect windows. Electric fireplace.

Kitchen/Diner 18'5" x 10'2" (5.63m x 3.11m)

Wall and floor units. Breakfast bar and separate dining area. Electric hob, cooker and all white goods to remain (no warranty given). Partially tiled. Vinyl flooring. Dual aspect windows. Door leading to back porch area.

Master Bedroom 10'7" x 11'11" (3.24m x 3.64m) at widest

Double bedroom, TV point. Carpeted flooring. Window to front of property. Built-in double wardrobe.

Bedroom 2 10'10" x 10'3" (2.63m x 3.15m)

Double bedroom. Carpeted flooring. Window to front of property. Fitted bedroom furniture to remain.

Bedroom 3 7'5" x 8'6" (2.27 x 2.60m)

Bedroom. Carpeted flooring. Window to rear of property.

Family Bathroom 6'2" x 5' (1.89m x 1.53m)

White 3 piece suite comprising of toilet, wash hand basin with vanity unity and bath with overhead shower. Aqua paneling. Tiled flooring. Window to rear of property. Mirror cabinet.

Outside Area

Wrap around garden areas. Low maintenance gardens. Summer house and shed to rear of property to remain. Decking area to rear of property. Off-street parking. Rotary washing line.

Cupboard on upper landing housing boiler.

All curtains, blinds and light fittings and floor coverings to remain.

Home Report available (fee may apply)
EPC Rating – Band D

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.

