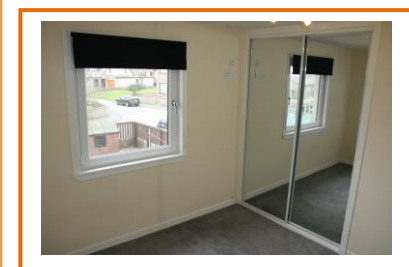


9 SCHOOL ROAD, PETERHEAD, AB42 2BF

OFFERS OVER £115,000



We are pleased to offer for sale this extremely spacious 3 bedroomed end-terraced property in a popular residential area of Peterhead and close to a local school and amenities. The property comprises lounge, kitchen, utility room, 3 double bedrooms, family bathroom, WC, with ample storage throughout, double glazing and gas central heating. There are garden areas to front and rear of the property. The property is in walk-in condition and the spacious accommodation merits internal view to be fully appreciated.

JOHN ADAM **PARTNER**  
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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 25'5" x 10'3" (7.77m x 3.14m)**

Spacious lounge with TV point. Carpeted flooring. Window to side and rear of property. Modern wall mounted electric fire. Open plan to the kitchen.

**Kitchen 10'0 x 9'8" (3.05m x 2.95m)**

Wall and floor units, with display cabinets. Gas hob and electric oven. Integrated fridge. Breakfast bar. Partially tiled. Linoleum flooring. Window to rear of property. Archway leading to lounge.

**Bedroom 1 13'6" x 10'2" (4.12m x 3.10m) at widest**

Double bedroom, TV point. Carpeted flooring. Window to rear of property. Built-in double mirrored wardrobe with shelving.

**Bedroom 2 9'1" x 9'7" (2.79m x 2.94m)**

Double bedroom. Carpeted flooring. Window to rear of property. Built-in double mirrored wardrobe with shelving.

**Bedroom 3 8'2" x 8'5" (2.50m x 2.57m)**

Double bedroom. TV point. Carpeted flooring. Window to front of property. Built-in triple mirrored wardrobe with shelving.

**WC 4'1" x 3.6" (1.25m x 1.08m)**

Window to front of property. WC and wash hand basin. Linoleum flooring.

**Family Bathroom 6'2" x 5.8" (1.89m x 1.75m)**

White three piece suite comprising of toilet, wash hand basin with pedestal and bath with shower overhead. Part tiled. Linoleum flooring. Window to front of property. Mirror over sink with down-lighter. Storage cupboard.

**Utility Room 4'6" x 5'8" (1.39m x 1.73m)**

Carpeted flooring. Plumbed for washing machine.

**Outside Area**

Front and rear gardens. Low maintenance front garden. Enclosed rear garden with lock block and stone chips. Mature shrubs. Garden shed to remain.

Home Report available (fee may apply)

EPC Rating - C

**Viewing**

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.

