

**15 South Road  
Peterhead  
AB42 2XY**



**OFFERS OVER - £205,000**

We are delighted to offer for sale this deceptively spacious two public, three bedroom, detached family home. Viewing is essential to appreciate the size of this property.

The property enjoys fine views over Peterhead South Bay, the breakwater and out to the North Sea. The room sizes are of generous proportions and there are two shower rooms (one of which is en-suite to the master bedroom) and a further bathroom with Jacuzzi bath. The property has double glazing throughout and benefits from gas central heating (a new system having been installed in October 2009).

Peterhead is approximately 40 minutes drive from Aberdeen and 45 minutes from Dyce.

**Directions** – from Peterhead Town Centre travel south along South Road. Turn right in to Forman Drive and then on to the South Road slip road. The property is marked by our for sale sign.



Living Room



Bathroom



Kitchen



Sittingroom/Family room



Alternative view of Kitchen



Sittingroom/Family room



En-Suite



Master Bedroom





Bedroom 2



Bedroom 3

**Vestibule** – glass panelled door leading to hall, meter cupboard.

**Living Room** – 11' 11" x 16' 1" – 3.64m x 4.92m – window to the side, white marble feature fireplace, t.v. point and glass panelled door leading to hall.

**Kitchen** – 12' 1" x 26' 5" – 3.76m x 8.07m - window to the front, partially tiled/wooden floor, good range of floor and wall units and display unit, breakfast bar, island with built in oven and hob and storage space, single drainer stainless steel sink, built-in storage cupboard, plumbed for washing machine, glass panelled door to hall. Ample space for dining area. The white goods may be available by separate negotiation.

**Utility Room** – 7' 8" x 8' 10" – 2.35m x 2.71m – located off kitchen, tiled floor and walls, large built-in storage cupboard, plumbed for automatic washing machine, door to garage.

**Bathroom** – 9' 5" x 7' 10" – 2.89m x 2.39m – grey bathroom suite comprising wash-hand basin, w.c. and double Jacuzzi bath, tiled walls, vinyl flooring.

**Boxroom/office/study** – 7' 4" x 9' 11" x 2.25m x 3.03m.

**Sittingroom/family room** – 23' 8" (at widest) x 27' 2" – 7.22m x 8.03m, "L" shaped room with archway through to bar area, double glass doors leading to additional room with skylight which could have a variety of uses – 10' x 10'.

**Master Bedroom** – 12' 4" x 16' 2" – 3.77m x 4.94m – window to back, two large double mirrored wardrobes, En-suite shower room off (6' 9" x 6' 8" - 2.07m x 2.04m) with white wash-hand basin and w.c., Mira shower and built-in corner storage unit.

Wooden, turned post stair leading to upper landing with built-in cupboard.

**Shower room** – 6' 11" x 7' 11" – 2.11m x 2.42m – window to side, white w.c. and wash-hand basin, shower enclosure, heated towel rail.

**Bedroom 2** – 15' 8" x 10' 5" - 4.80m x 3.18 – window to front, two built-in cupboards.

**Bedroom 3** - 13' 8" x 12' 3" – 4.18m x 3.76 – window to back, cupboard with hanging space.

Energy Efficiency Rating – E



Viewing – By appointment – contact selling agent 01779 477388. At weekends viewing can be arranged by telephoning 07754 360 654

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)

**ADAM LEGAL**

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