

12 BUCHAN TERRACE, PETERHEAD, AB42 1AF

OFFERS OVER £178,000



We are delighted to offer for sale this spacious 2 public, 3 bedroom, detached bungalow with front and rear gardens, single garage with offstreet parking. The property is situated in a well-established, popular residential of Peterhead.

The property comprises Entrance Vestibule, Hallway, Lounge, Kitchen, Sun Room, 3 Double Bedrooms, Shower Room, ample storage throughout, double glazing and gas central heating. Single garage and driveway with ample space for two cars.

The property is within walking distance of the town centre, a range of shops, hospital and community centre. Primary and Secondary schools are also within walking distance. The property is within the catchment area of Clerkhill Primary School. Peterhead is within commuting distance to Aberdeen and Fraserburgh.

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.



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Lounge 18'0" X 14'10" (5.51m x 4.53) at widest

Spacious lounge with TV and phone points. Carpeted flooring. Window to front of property. Feature fireplace with electric fire.

Kitchen 11'9" x 11.9" (3.60m x 3.60m)

Window to rear of property. Floor and wall units with tiled splash-back. Linoleum flooring. Ample space for kitchen table and chairs. Extractor fan. Fridge, cooker and washing machine to remain.

Sun Room 12'1" X 9'8" (3.69m x 2.96m)

Situated to the rear of the property. Tiled flooring. Doors leading to the rear garden.

Bedroom One 11'11" x 14'2" (3.65m x 4.34m)

Double bedroom. Carpeted flooring. Window to front of property.

Bedroom Two 11'10" x 10'7" (3.63m x 3.24m)

Double bedroom. Phone point. Carpeted flooring. Window to side of property. Two built-in wardrobes with shelving and hanging space.

Bedroom Three 10'7" x 11'10" (3.24m x 3.63m)

Double bedroom. Carpeted flooring. Window to rear of property. Built-in wardrobe with shelving and hanging space.

Shower Room 5'8" x 7'5" (1.75m x 2.27m)

White two piece suite comprising of toilet and wash hand with stand-alone double shower unit. Part tiled walls. Mirrored cabinet. Laminated flooring. Window to rear of property.

Attic Area

Large attic storage space, which is fully floored. Sky-light window. Lighting and power to attic. Potential for conversion.

Other

Large Entrance Vestibule.
"L" shaped hall housing cupboard.

Outside Area

Gardens to front and rear of property. Rear garden with lawn and patio areas. Summerhouse to remain. Driveway leading to garage. Separate storage area to rear of garage. Ample parking for two cars.

All blinds, curtains, 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.