

10 CRAIGEWAN CRESCENT, BUCHANHAVEN, PETERHEAD, AB42 1HL

OFFERS OVER £99,000



We are pleased to offer for sale this 3 bedrooed semi-detached property in a popular residential area of Peterhead and close to a local school and amenities. The property comprises 3 double bedrooms, Lounge, Kitchen, Shower Room, ample storage throughout, double glazing and gas central heating. There are garden areas to front and rear of the property. Drive-way to side of the property. The property requires general redecoration throughout, however this spacious accommodation merits internal view to be fully appreciated.

JOHN ADAM **PARTNER**
STUART FLOWERDEW **PARTNER**
JOANNE ADAM **ASSOCIATE**
PETER SCOTT **CONSULTANT**

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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Lounge 13'10" x 14'4" (4.23m x 4.38m)

Spacious lounge with TV point. Wooden flooring. Window to front of property. Gas fire place.

Kitchen 10'5" x 8'10" (3.18m x 2.71m)

Wall and floor units. Gas hob, cooker and washing machine. Partially tiled. Wooden flooring. Two windows and door to rear of property.

Master Bedroom 16'1" x 10'9" (4.91m x 3.29m)

Double bedroom, TV point. Carpeted flooring. Window to front of property. Built-in double wardrobe. Under eaves storage and hanging cupboard.

Bedroom 2 10'2" x 11'11" (3.10m x 3.65m)

Double bedroom. TV point. Carpeted flooring. Window to rear of property. Built-in triple wardrobe.

Bedroom 3 8'2" x 10'3" (2.5m x 3.14m)

Double bedroom. TV point. Laminated flooring. Window to rear of property. Built-in wardrobe.

Shower Room 5'3" x 7'1" (1.62m x 2.18m)

White 2 piece suite comprising of toilet, wash hand basin with pedestal. Jet shower cubicle. Tiled flooring. Window to side of property. Lighted mirror above wash hand basin. Hanging rail.

Outside Area

Front and rear gardens. Off-street parking for two cars. Steps leading from rear of property to garden. Mostly laid to lawn. Patio area to rear of property.

Home Report available (fee may apply)

EPC Rating - E

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.



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