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63 KING STREET
PETERHEAD AB42 1QJ



2 Public / 3 Bedroom Linked Semi-Detached Dwellinghouse

- ... Versatile family accommodation
- ... Additional attic room
- ... Convenient central location
- ... Enclosed garden to rear
- ... Gas C.H / D.G / Garage

Offers Over £145,000

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63 KING STREET PETERHEAD ABERDEENSHIRE AB42 1QJ

TYPE OF PROPERTY

Situated only a short walking distance of the town centre, this 2 Public / 3 Bedroom Linked Semi-Detached Dwellinghouse offers a versatile level of family accommodation.

Benefits from gas central heating and double-glazing.

ACCOMMODATION

Entrance Vestibule

A wooden door with transom window leads inside. Matwell.

Hallway



A further wooden door with glazed upper panel with transom window. A built-in understairs cupboard provides plenty space for storage.

Lounge

15'2 (at longest) x 12'7
(4.62m x 3.84m)



Overlooking the front of the property, the

lounge features a tiled fireplace with open fire. Ceiling coving and center rose.

Dining/Family Room 12'11 x 12'7
(3.94m x 3.84m)



This room has a dining area with fitted seats incorporating space for storage. Alcove with built-under cupboard. Window to rear.

Kitchen 12'11 x 6'8
(3.94m x 2.03m)



Fitted with a range of traditional style wall and base units and features work surfaces housing a stainless steel sink and drainer. Splashback tiling. Plumbed for an automatic washing machine. Additional built-in cupboard. Door leading to integral garage.

Rear Hallway

Tiled floor and door to rear garden.

Family Bathroom 11'10 x 8'10

(3.61m x 2.69m)

Partially tiled and fitted with a 4-piece suite comprising WC, wash hand basin, bath and shower compartment with electric shower. Opaque window.

Shower Room



Fully tiled and comprising WC, wash hand basin and shower compartment with electric shower. Extractor.

Staircase to Upper Landing

A fully carpeted staircase with wooden balustrade leads to the first floor accommodation. Velux style window.

Bedroom 1

12'8 x 12'1

(3.86m x 3.68m)



A good-sized double bedroom with a dormer window to front. Built-in cupboard.

Bedroom 2

13'0 x 12'8

(3.96m x 3.86m)



Another double bedroom, this time overlooking the rear of the property.

Bedroom 3

12'7 x 7'5

(3.84m x 2.26m)



A good-sized bedroom with window to front.

Attic Room

19'10 x 11'10

(6.05m x 3.61m)

An attic staircase leads to this practical area for storage.

OUTSIDE

Integral Garage **20'9 x 10'11**
(6.32m x 3.33m)

Provides space for off-street parking and accessed via an electric roller door. There is a further up and over door inside. Equipped with power, light and water. Central heating boiler. There is overhead space for storage.



There is a fully enclosed garden to the rear of the property. Steps lead up to the elevated area of garden that is mainly laid to lawn. The surrounding borders are stocked with an abundance of seasonal plants and there are a variety of fruit-bearing trees and shrubs.

ITEMS INCLUDED

All carpets, curtains, blinds and light-fittings are included in the sale of the property.

Council Tax
Band C

EPC Banding
EPC=E

Entry
By arrangement

Viewing
Contact our Peterhead office – 01779 476351

Email
Email: peterhead.property@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Peterhead office

Reference NH/HG

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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