

STEWART & WATSON

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7 ST MAGNUS PLACE, PETERHEAD
AB42 2UU



4 Bedroom Detached Family Home

- Lounge & Kitchen on Open Plan
- Family Bathroom & Shower Room
- Multi Car Driveway & Integral Garage
- Secure Enclosed Garden
- Photovoltaic Pannels & Woodburning Stove

Offers Over £239,995

Home Report Valuation £250,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This well maintained detached family home is located in a quiet cul-de-sac within easy walking distance of the town centre and benefits from mains gas central heating & double glazed windows. The lounge and kitchen are on open plan with the lounge featuring a wood burning stove and patio doors to the garden. There is also a dining room that could be used as a fourth bedroom. Off the dining room there is an integral single garage with power and light.

The kitchen is fitted out with cream hi-gloss wall and base units with complementary light wood effect worktops incorporating black resin extra bowl sink with instant boiling water tap, five ring induction hob with extractor above and eye level combination microwave oven with self-cleaning oven below. The following items are integrated - dishwasher, fridge and freezer.

There is a white four piece family bathroom comprising toilet, wash hand basin, bath and shower enclosure with thermostatic shower.

Completing the ground floor is a double bedroom.

On the first floor there are two double bedrooms, shower room and a utility room. Bedroom one is double hight and has a large amount of built in storage. Bedroom three is currently being used as a home office.

There is a white three piece shower room comprising toilet, pedestal wash hand basin and shower encloser with thermostatic shower. There is also a utility room that houses the central heating boiler and has plumbing for a washing machine.

ACCOMMODATION

Entrance Vestibule, Hall & Stairs

Lounge & Kitchen	33'3 x 12'5 (10.15m x 3.80m)
Bedroom 2	11'8 x 10'8 (3.56m x 3.27m)
Dining Room / Bedroom 4	12'2 x 10'8 (3.72m x 3.27m)
Family Bathroom	10'8 x 6'9 (3.27m x 2.07m)

Landing

Bedroom 1	14'10 x 13'3 (4.52m x 4.05m)
Home Office / Bedroom 3	11'6 x 9'10 (3.52m x 3.00m)
Shower Room	10'8 x 5'4 (3.25m x 1.65m)
Utility Room	7'9 x 5'7 (2.36m x 1.71m)

Please note. All sizes taken at widest point.



Lounge



Kitchen



Bedroom 2



Dining Room / Bedroom 4



Family Bathroom



Bedroom 1



Shower Room



Garden

OUTSIDE

There is a small strip of grass to the front of the property that leads round to an area of grass with some mature trees and various slabbed patio areas. There is also a small courtyard area leading to the driveway. There is a tarred multi car driveway leading to the integral garage.

ITEMS INCLUDED

All floor coverings, window dressings and light fittings are included in the sale.

Council Tax

Band = E

EPC Banding

EPC = C (69)

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference NH/GBD

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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