

STEWART & WATSON

your **complete** property & legal service

14A BELL AVENUE, PETERHEAD
AB42 2YS



3 Bedroom Detached Bungalow

- Dining Lounge
- Master Bedroom with En-Suite
- Integral Single Garage
- Rooftop Views to the South Bay
- Mains Gas C.H. & uPVC D.G.

Offers Over £210,000

Home Report Valuation £220,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This well maintained property is located in a quiet residential area and benefits from uPVC double glazed windows and mains gas central heating. The bright and spacious lounge has large windows to the rear with rooftop views to the South Bay. A new gas fire was installed in February 2023 and a new gas boiler installed in September 2023.

The kitchen is fitted out with white hi-gloss wall and base units with contrasting marble effect worktops incorporating white resin sink, five ring gas hop with extractor above, eye level microwave with oven below and an integrated dishwasher & fridge freezer. There are spaces for a free standing fridge freezer and a dining table and chairs. There is also a utility room comprising wall and base units with stainless steel sink and spaces for two under counter appliances.

The shower room has a white three piece suite comprising concealed cistern toilet & counter top wash hand basin set into cabinetry and shower enclosure with thermostatic shower.

The master bedroom is located to the rear of the property with a large window overlooking the South Bay and has built in wardrobes with over bed storage and an en-suite. The en-suite has a white three piece suite comprising toilet, vanity unit wash hand basin and recessed shower enclosure with thermostatic shower. Bedroom two is located to the front of the property and has built in wardrobes and over bed storage. Bedroom three is located to the rear and has a built in wardrobe.

ACCOMMODATION

Entrance Hall

Lounge	22'2 x 19'9 (6.76m x 6.02m)
Kitchen	21'1 x 10'10 (6.44m x 3.31m)
Utility Room	13'6 x 5'0 (4.11m x 1.53m)
Master Bedroom	10'4 x 9'10 (3.15m x 3.00m)
En-Suite	8'4 x 3'3 (2.54m x 1.00m)
Bedroom 2	10'5 x 9'10 (3.18m x 3.00m)
Bedroom 3	10'2 x 9'7 (3.12m x 2.93m)
Shower Room	9'10 x 5'6 (3.00m x 1.68m)

Please Note. All sizes are taken at the widest point.



Lounge



Kitchen



Kitchen / Dining Area



Utility Room



Master Bedroom



Master Bedroom En-Suite



Bedroom 2



Bedroom 3



Shower Room



Rear of Property

OUTSIDE

The front garden is mainly laid to grass with mature flower beds and trees surrounding. There is a large lock block drive with off street parking leading to an integral garage that has power and light and houses the gas central heating boiler.

To the rear is a large slabbed patio area with chipped stone surrounding, overlooking the south bay.

ITEMS INCLUDED

All carpets, floor coverings, light fittings and window blinds to be included in the sale.

Council Tax
Band E

EPC Banding
EPC = C (70)

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/GD

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

The Property Shop, 2 Main Street, Turriff AB53 4AD
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

(01888) 563777
(01888) 563773
(01261) 818883
(01542) 833255
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331