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35 WATSON CRESCENT, PETERHEAD
AB42 2WS



4 Bedroom 2 Public Room Semi-Detached Property

- Spacious Lounge & Dining Room
- 4 Double Bedrooms
- Bathroom & Shower Room
- Off Street Parking & Single Garage
- Mains Gas C.H. & uPVC D.G.

Offers Over £195,000

Home Report Valuation £195,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This well maintained property is located in a popular residential area of Peterhead. The property benefits from mains gas central heating & uPVC double glazed windows. The bright and spacious 'L' shape lounge has a large window overlooking the front garden .

The kitchen is fitted out with beech effect wall and base units with contrasting black worktops and breakfast bar incorporating black resin extra bowl sink, five ring gas hob with extractor above, eye level combination microwave with oven below, integrated fridge freezer and integrated dishwasher. There is also space and plumbing for a washing machine. On semi-open plan to the kitchen there is a dining room with window to the rear.

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

Completing the ground floor is the first of four double bedrooms with built in storage and a window to the side of the property

The first floor has a spacious landing, three double bedrooms and a bathroom. Bedrooms one and two are located to the front of the property and both benefit from a range of built in storage. Bedroom three is located to the rear of the property.

The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath.

ACCOMMODATION

Entrance Vestibule, Hall & Stairs

Lounge	21'0 x 14'8 (6.42m x 4.48m)
Kitchen	13'9 x 8'10 (4.21m x 2.71m)
Dining Room	12'6 x 11'1 (3.82m x 3.39m)
Bedroom 4	9'4 x 8'8 (2.86m x 2.66m)
Shower Room	6'7 x 5'10 (2.01m x 1.80m)
Bedroom 1	13'0 x 10'4 (3.98m x 3.16m)
Bedroom 2	11'7 x 9'11 (3.54m x 3.04m)
Bedroom 3	11'9 x 8'7 (3.60m x 2.62m)
Bathroom	10'3 x 5'2 (3.14m x 1.59m)

Please note. All sizes taken at widest point.



Lounge



Kitchen



Lounge Alt



Kitchen Alt



Dining Room



Dining Room Alt



Shower Room



Bedroom 4



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Enclosed Rear Garden



Garage

OUTSIDE

The front garden is laid to chipped stone and has previously been used as a parking space for a motor home.

To the right side of the property is a lock block driveway leading to a garage (23'4 x 11'5 (7.11m x 3.50m)) with power, light and automatic door.

The low maintenance rear garden is laid to slabs with a rotary dryer and an area of chipped stone.

ITEMS INCLUDED

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

Council Tax

Band = E

EPC Banding

EPC = C (71)

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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