



your **complete** property & legal service

4 BLACKHOUSE TERRACE, PETERHEAD
AB42 1LR



3 Bedroom Semi Detached Bungalow

- In need of modernisation
- Popular residential area
- Within walking distance to beach & golf course
- Off street parking
- Gas central heating & double glazing

Offers Over £140,000

Home Report Valuation £140,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated on a street that always proves popular is this three bedroom semi- detached bungalow. In need of some modernisation but giving the new owner a chance to add their own flair and style and transform into the house of their dreams.

Blackhouse Terrace is situated a short walk away from the Ugie Estuary, long sandy beach and golf course. There are a number of local amenities close by including primary school, supermarkets, local shops and there is a regular bus service into the centre of Peterhead.

The Lounge which is to the front of the property has a large bay window, shelved alcove with cupboard underneath and gas fire with tile effect fireplace.

In the main hallway there are full height cupboards offering additional storage space. All three bedrooms are bright and airy and have built in storage cupboards. Bedroom 1 is situated to the front of the house with bedrooms 2 & 3 to the rear.

The kitchen has a window to the side and partially glazed door leading out into the rear garden. There are some base and wall units and an additional built in cupboard.

The Shower Room has a enclosed corner shower cubicle and there is a white wc and wash hand basin.

ACCOMMODATION

Vestibule & Entrance Hall

Lounge	15'4 x 12'11 (4.68m x 3.94m)
Kitchen	12'1 x 10'7 (3.70m x 3.25m)
Bedroom 1	12'3 x 11'4 (3.74m x 3.47m)
Bedroom 2	12'10 x 9'1 (3.92m x 2.78m)
Bedroom 3	11'4 x 9'0 (#m x #m)
Shower Room	7'1 x 5'4 (2.16m x 1.63m)

Please note. All sizes taken at widest point.



Lounge



Bedroom 1



Bedroom 1 Alt



Bedroom 2



Bedroom 2 Alt



Bedroom 3



Bedroom 3 Alt



Kitchen & Shower Room



Rear Garden & Rear of House

OUTSIDE

To the front of the property there is a large parking area with electric charging point. The rear garden is laid mainly to paving.

SERVICES

Mains water, electric, gas and drainage

ITEMS INCLUDED

All blinds and light fittings.

Council Tax

Band C

EPC Banding

EPC= D

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/SD

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 (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331