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44 BLACKHOUSE TERRACE, PETERHEAD
AB42 1LQ



4 Bedroom Detached Villa

- 2 Public Rooms
- 4 Bathrooms
- Bar/Games Room
- Garage
- Walled Garden

Offers Over £310,000
Home Report Valuation £310,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to bring to the market this impressive 4 bedroom, 2 public detached villa situated in an area of Peterhead that always proves popular.

Blackhouse Terrace is within walking distance to a number of local amenities including schools, supermarkets and the River Ugie Estuary, beach and golf course.

The current owners have maintained the property to a high standard and have retained the character and charm of the property making this an ideal home for a growing family.

The Family/Kitchen/Dining room is the hub of the house and boasts a large bay window overlooking the front garden. There is plenty of seating space in the family dining area which has a fireplace with multi fuel burning stove. The fully fitted kitchen has an abundance of base and wall units with plenty of worktop space, 5 burner range style cooker, breakfast bar area and window to the rear.

The Lounge is a stylish room decorated in neutral tones with panelled walls and the perfect place to sit and relax in front of the multi fuel burning stove.

To the rear of the ground floor there is a spacious family bathroom with free standing bath, extra-large shower cubicle, wash hand basin with floating vanity unit below and wc. There is also a double built in linen cupboard.

The Utility room has a range of white base and wall units, sink unit, washing machine and tumble dryer, under the counter fridge along with an integrated fridge freezer, which will all be included in the sale. A partially glazed door leads out into the garden.

On the upper floor the Master Bedroom is a sizeable double room with en suite shower room and walk in wardrobe.

Bedroom 2 is also a good sized double room with built in wardrobes, en suite shower room and a window to the front.

Bedrooms 3 & 4 are both double rooms with plenty of space for free standing bedroom furniture.

The office has a velux window and built in desk area.

A modern family shower room completes the accommodation on the upper floor.

This is a property that needs to be viewed to appreciate all it has to offer.

ACCOMMODATION

Entrance Hall

Family/Kitchen/Dining Room **26'1 x 12'5**
(7.96m x 3.78m)

Lounge **19'3 x 14'4**
(5.87m x 4.37m)

Family Bathroom **14'0 x 9'6**
(4.28m x 2.89m)

Utility Room **10'11 x 5'3**
(3.33m x 1.61m)

Upper Floor

Master Bedroom **13'7 x 12'6**
(4.13m x 3.80 m)

En Suite Shower Room **5'10 x 4'6**
(1.78m x 1.36m)

Office **5'8 x 4'11**
(1.73m x 1.51m)

Bedroom 2 **12'5 x 12'3**
(3.78m x 3.75m)

En Suite Shower Room **6'1 x 5'1**
(1.86m x 1.55m)

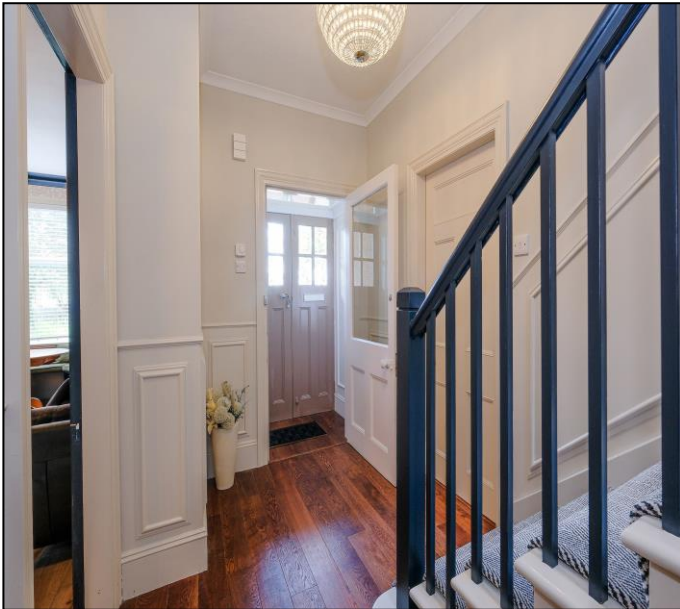
Bedroom 3 **12'5 x 12'0**
(3.77m x 3.67m)

Bedroom 4 **13'0 x 8'9**
(3.97m x 2.66m)

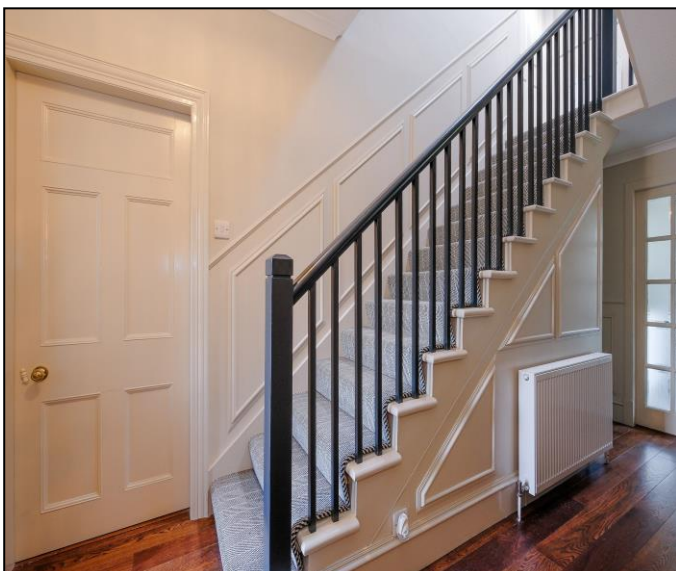
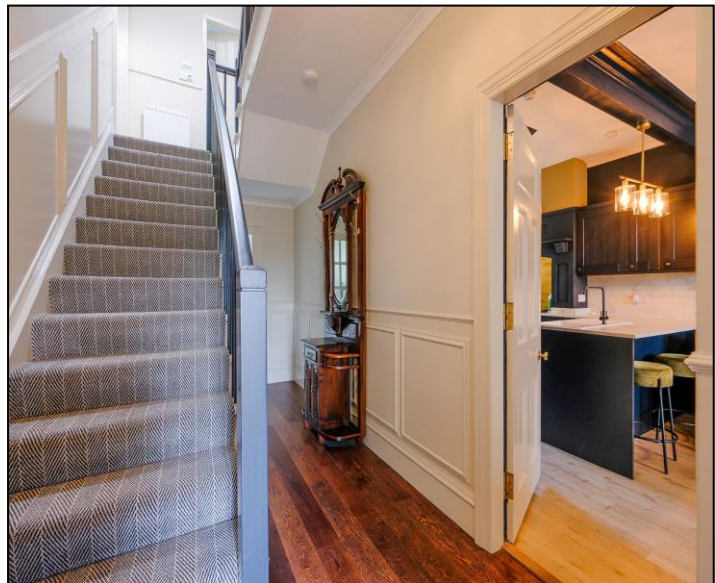
Family Shower Room **9'8 x 5'8**
(2.95m x 1.73m)

Bar/Games Room **16'8 x 12'0**
(5.08m x 3.66m)

Please note. All sizes taken at widest point.



Vestibule & Entrance Hallway





Family/Kitchen/Dining Room



Lounge



Family Bathroom



Family Bathroom alt



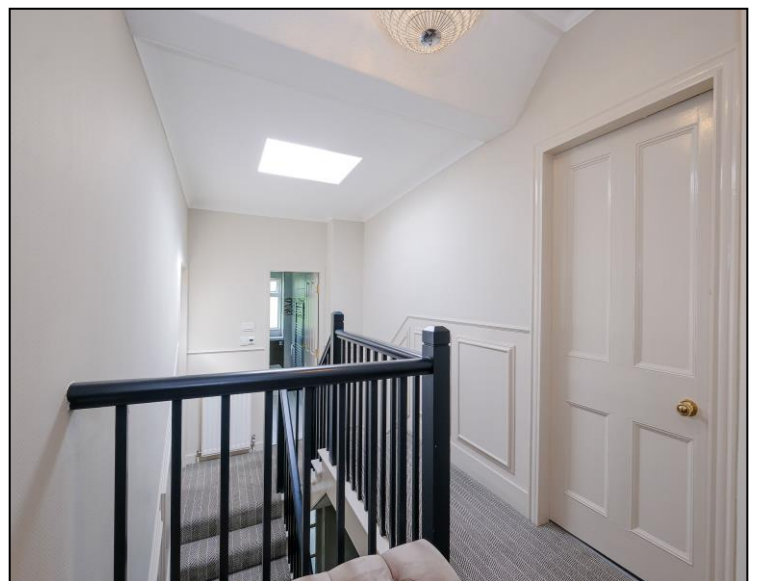
Family Bathroom alt



Utility Room



Utility Room alt



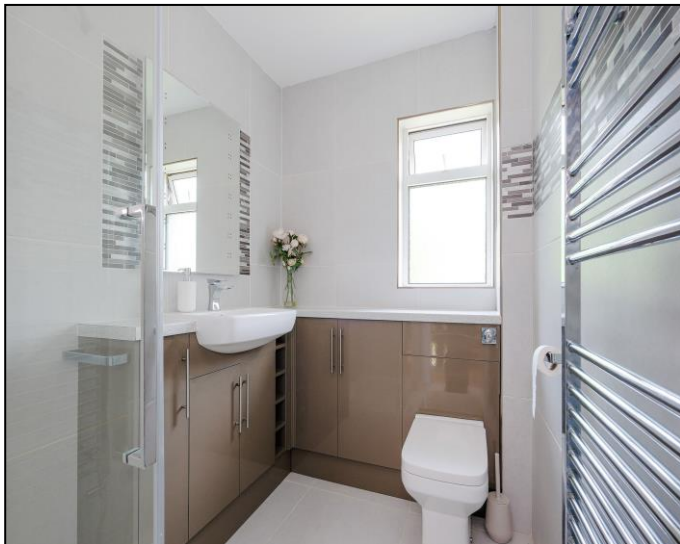
Upper Hallway & Office



Master Bedroom & En-Suite Shower Room



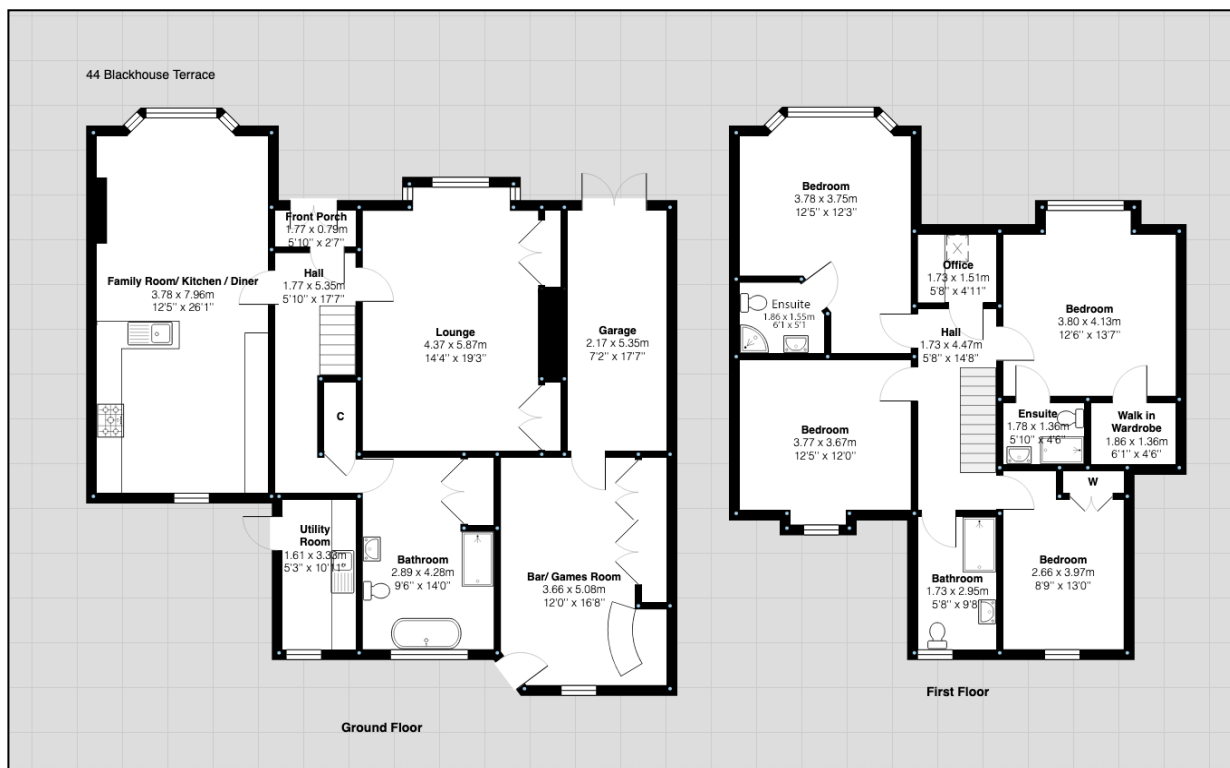
Bedroom 2 & En Suite Shower Room



Bedroom 3 & Family Shower Room



Indoor Bar/Games Room & Rear Garden



Drone Picture & Floor Plan

OUTSIDE

The property is gated to the front and is bordered by mature trees and shrubs along with a good sized area of parking with access to the garage. To the rear of the house is a garden set up ready for entertaining. There is a patio area, gazebo with power and separate bar and an area of lawn bordered by mature trees, plants and shrubs. Accessed from the rear of the house is a games/bar room with plenty of built in storage and direct access to the garage.

SERVICES

Mains gas, electric, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, blinds, white goods and range style cooker in the kitchen. There is also the opportunity to purchase items of furniture by separate negotiation.

Council Tax

Band E

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

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