

STEWART & WATSON

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61 FORMAN DRIVE, PETERHEAD
AB42 2XH



3 Bedroom Semi Detached Villa

- Popular location
- Spacious accommodation throughout
- Well presented
- Enclosed rear garden
- Great family home

Offers Over £150,000

Home Report Valuation £150,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Situated within a popular residential area of Peterhead, this attractive three bedroom semi-detached villa would make an ideal first time purchase or family home. The property is situated close to a number of local amenities and is a very short distance from the Lido Marina and sea front.

Upon entering the property you are welcomed into the vestibule, an ideal space for storing outdoor footwear and coats. The main hallway features a staircase leading to the upper floor, along with a useful under stairs storage cupboard.

The Lounge is a bright spacious room with a bay window to the front and feature fireplace with gas fire.

The Dining Kitchen has a good range of base and wall units, built in double oven, space for a fridge freezer and plumbing for a washing machine and dish washer. There is also space for a dining table and chairs.

On the ground level there is a Dining Room/Bedroom with a window over looking the rear garden and built in cupboard.

On the upper level there are two good sized double rooms, one to the rear of the house which has a single built in wardrobe and the other to the front of the house which has full length mirrored wardrobes and plenty of space for free standing bedroom furniture.

The bathroom is fitting with a four piece suite comprising of a enclosed shower cubicle, bath, wc and wash hand basin. There is a frosted window to the side and a radiator.

ACCOMMODATION

Entrance Hall

Lounge	17'3 x 11'10 (5.28m x 3.61m)
Dining Kitchen	11'9 x 11'7 (3.59m x 3.54m)
Dining Room/Bedroom 1	11'11 x 9'0 (3.64m x 2.77m)
Bathroom	9'1 x 6'2 (2.79m x 1.89m)
Bedroom 2	12'6 x 12'1 (3.81m x 3.70m)
Bedroom 3	12'4 x 12'2 (3.76m x 3.71m)

Please note. All sizes taken at widest point.



Lounge



**Dining Kitchen, Utility Area & Bedroom
1/Dining Room**



Bedroom 2 & Family Bathroom



Bedroom 3



Rear Garden

OUTSIDE

To the front of the house there is a garden area laid mainly to lawn. The rear garden is fully enclosed and has two patio areas, one with a built in seating area. There is also a stone shed in the rear garden, ideal for storage. The garage is situated to the side of the house with a driveway suitable for off street parking.

SERVICES

Mains gas, electric, water and drainage

ITEMS INCLUDED

All fitted floor coverings, blinds and light fittings.

Council Tax

Band C

EPC Banding

EPC= E

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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