

**12 Thomson Road,
Peterhead, AB42 3FJ**

**Price Around
£249,500**

ASPC ref : 319549

 4  2  3 134 m² EPC **C** Council Tax Band **E**



Arrange a viewing

 **01779 480222**
(Gray & Gray)

Gray & Gray

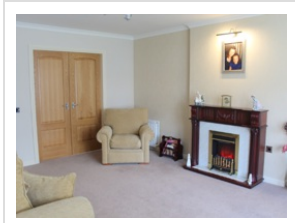
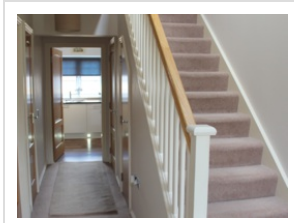
8-10 Queen Street
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Property features:

 Central heating	 Garage	 Garden	 Parking
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EXECUTIVE DETACHED VILLA WITH GARAGE

Situated in one of the most prestigious new build estates is this attractive 4 bedroom **DETACHED VILLA WITH GARAGE**.

This is a Fullerton style Scotia home and is built to the highest of standards and has Oak doors and finishings and would make an ideal family home.

The subjects benefit from gas radiator central heating, double glazing and will be sold with all floor coverings, blinds and light fittings. The Summer house in the rear garden is available by separate negotiation.

The property is situated on a quiet street and is only a short drive away from the town centre and all its amenities.

Viewing is highly recommended to appreciate all this home has to offer.

Hallway - Access via a UPVC door with two glazed side panels this is a bright spacious hallway with stairs leading to the upper floor, storage cupboard with coat hooks, shelved linen cupboard, radiator.

Cloakroom - White wc & whb, vinyl flooring, radiator.

Lounge 16'6" x 13'1" (5.03m x 3.99m) - Double oak doors lead into the Lounge which has a lovely large bay window which allows lots of light into the room, plenty of room for furniture, tv & phone points, doors leading into the Dining room, radiator.

Dining Room 12'10" x 10'0" (3.91m x 3.05m) - Bright spacious room with patio doors leading onto the rear garden, double doors lead into the kitchen and lounge, radiator.

Kitchen 12'4" x 9'6" (3.76m x 2.90m) - Window overlooks the rear garden, this modern fitted white kitchen has a smeg gas hob, electric oven and stainless steel cooker hood, integrated fridge/freezer and dishwasher, space for a kitchen table and chairs, door leading into the utility room, radiator.

Utility Room 9'1" x 6'4" (2.77m x 1.93m) - Door leads into the rear garden, fitted white gloss large storage unit, stainless steel sink and drainer, worktop space, plumbed for automatic washing machine, integral door leads into the garage, radiator.

Bedroom 1 14'8" x 9'11" (4.47m x 3.02m) - Downstairs bedroom with window to the front, this is a good sized double room with plenty of room for bedroom furniture, tv point, radiator, door leads into en suite shower room

En Suite Shower Room - Separate enclosed shower cubicle with white wc & whb, large mirror over sink area with vanity units underneath, radiator.

Landing - Upper Hallway - Velux window allows for natural light in the stairway, hatch leads to insulated loft space, cupboard housing the boiler for additional storage, smoke alarm, radiator.

Master Bedroom 12'5" x 9'5" (3.78m x 2.87m) - Window to the front, this good sized double room which has two double built in wardrobes with shelves and hanging space, tv point and radiator, door leads into en suite shower room

En Suite Shower Room 6'9" x 5'11" (2.06m x 1.80m) - With a large frosted window, separate enclosed shower cubicle, white wc & whb with fitted mirror over sink area, radiator.

Family Bathroom 8'6" x 7'3" (2.59m x 2.21m) - With a frosted window this good sized bathroom has a white wc, whb and bath with shower over the bath, mirrored area above the sink, radiator.

Bedroom 3 13'1" x 13'1" (3.99m x 3.99m) - Window to the front this good sized double room has a built in double wardrobe and plenty of space for furniture, tv point and radiator.

Bedroom 4 12'10" x 9'5" (3.91m x 2.87m) - Window to the rear, this room is currently being used as a family room and would also make a good child's bedroom, tv point and radiator.

Garage - With up and over door this is a good sized garage with additional parking in front.

Outside - The front of the house is laid to lawn and would be easy to maintain. To the rear is a fully enclosed garden with large patio area lit up with mains electric lamp posts, a sloped grassed area leads down to the Summer house which is to be included in the sale.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/319549/12-Thomson-Road/Peterhead/>

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