

**37 Coral Gardens,
Peterhead, AB42 2UL**

**Price Over
£249,500**

ASPC ref : 353229

 4  2  2 160 m² EPC **C** Council Tax Band **E**



Arrange a viewing

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(Alex Hutcheon + Co)

Alex Hutcheon + Co

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Property features:

 Central heating	 Garage	 Garden	 Parking
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Situated within a quality residential development this **EXECUTIVE DETACHED FAMILY HOME** has been thoughtfully designed to provide a layout compatible with the modern lifestyle and has a standard of finish which can only be appreciated by viewing. Amongst its added features the property enjoys the benefits of gas central heating, double glazing, a beautifully appointed fitted kitchen with various integrated appliances, hardwood finishings and a shower room and dressing room en suite to the master bedroom. The carpets, laminate and other floor finishes, blinds and light fittings are all to be included in the price.

Coral Gardens is situated in a residential part of Peterhead which offers easy accessibility throughout the town. The area is well served by local shops and schools. Peterhead itself enjoys a wide range of sporting and recreational attractions including an excellent eighteen hole Links gold course, sea angling, river angling in the Ugie and the opportunity to enjoy many seaside and inland walks with a wide selection of other local recreational attractions.

DIRECTIONS Travelling into Peterhead on the A90, take the second exit at the Invernettie roundabout onto the bypass road. Turn second

right onto Kinmundy Road and then second left onto Abernethy Road. Coral Gardens is first left. Take the first cul-de-sac on the right and No 37 is located on the right hand side.

THE ACCOMMODATION, ON TWO FLOORS, COMPRISES:-

(GROUND FLOOR)

VESTIBULE: Vestibule with hardwood exterior door, airing cupboard, laminate flooring, glazed panel internal door to hall.

CLOAKROOM: Cloakroom with tiling to dado level, laminate flooring, roller blind, downlighters, wc and whb.

HALL: L-shaped Hallway again with laminate flooring, glazed panelled door to lounge, deep walk-in storage cupboard which extends under stair, stairway to upper floor with hardwood handle and spindles, further double storage/cloak cupboard.

LOUNGE: 18'3" x 12'8" approx. Nicely proportioned bright airy Lounge with four windows creating a pleasant sunny aspect and airy living environment, stainless steel curtain pole, two matching ceiling lights, TV point.

KITCHEN: 11'9" x 10'2" approx. Well equipped Kitchen with an extensive range of base and wall units with beech doors and trimmed with stainless steel handles and co-ordinating granite effect work surfaces with tiled upstands, Four Ring Gas Hob with Electric Oven below and Extractor above set into stainless steel canopy, space for fridge/freezer, fittings for plumbing in dish washer, downlighters, concealed integrated fridge with matching door panel, vinyl flooring.

DINING ROOM: 10'3" x 10'3" approx. Dining Room with double French doors opening to the rear garden, TV point on wall.

UTILITY ROOM: 8'4" x 5' approx. Utility Room with base units, ample worktop space, stainless steel sink unit, fittings for plumbing an automatic washing machine and space for tumble dryer below work surfaces, slate effect vinyl flooring.

BEDROOM: 10'3" x 9'6" approx. Double Bedroom to rear with double fitted wardrobe with shelf and hanging space, curtain pole.

BEDROOM: 10'8" x 10'7" approx. Double Bedroom to front with double fitted wardrobe, curtain pole.

(FIRST FLOOR)

HALL: Computer/Study area with double shelved cupboard and access hatch to loft.

BEDROOM: 16'2" x 10'7" approx. Double Bedroom to front with two double fitted wardrobes with shelves and hanging space and window in-go.

BATHROOM: Part tiled Bathroom with white suite, fitted thermostatic shower over bath, shower rail, heated towel rail, usual small fitments.

MASTER BEDROOM: Master Bedroom with en suite dressing room and shower room. 18'5" 12'1" approx. Double Bedroom with TV point. Walk-in Dressing Room with shelves and hanging space. 9'2" x 5'4" approx. **En suite Shower Room** with white wc, whb and matching shower tray with fitted thermostatic shower, heated towel rail, vinyl flooring.

GENERAL: The carpets, laminate and other floor finishes, blinds and light fitments are all to be included in the price.

LOFT: Insulated and part floored Loft with access by extending ladder.

GARAGE: Extended Garage with up and over door, light, power and storage area in roof trusses.

FRONT GARDEN: Garden to front laid out for easy maintenance.

DRIVEWAY: Tarred Driveway.

REAR GARDEN: The Rear Garden is laid out for easy maintenance with paved patio, further area of granite chips, large summer house, garden shed, rotary clothes dryer and a covered outside area suitable for barbeques should the weather become inclement.

EPC BANDING: "C"

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/353229/37-Coral-Gardens/Peterhead/>

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