

Innesfallen, 33 Blackhouse Terrace,
Peterhead, AB42 1LQ

Price Over
£220,000

ASPC ref : 354423

3
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 1
 144 m²
 EPC **E**
 Council Tax Band **E**



Arrange a viewing

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Property features:



Central heating



Garage



Garden



Parking

Description

Situated in a popular well sought after residential area is this **TWO PUBLIC/THREE BEDROOM DETACHED VILLA WITH LARGE WELL ESTABLISHED GARDEN AND GARAGE**. The property benefits from gas radiator central heating, double glazing and will be sold with all fitted floor coverings, light fittings, blinds and most curtains.

The current owner has maintained this house to a high standard and viewers will be impressed with the layout and spaciousness of the property. Of particular note is the large fully enclosed rear garden which has an extensive range of trees, plants and shrubs. The house has a large driveway to the front and side of the property and there is a single garage with power and light.

Peterhead is a well established fishing town and boasts some beautiful beaches. There are a host of amenities available locally and the towns of Fraserburgh, Ellon, Mintlaw and Aberdeen are all within commuting distance.

Ground Floor

Entrance Hallway

Lounge

Sitting room

Dining Kitchen

Conservatory

Bathroom

Bedroom 1

Utility room

Upper Floor

Bedroom 2

Bedroom 3

Accommodation comprises

Ground Floor

Entrance Hallway An arched door with two glazed side panels enters into the T shaped hallway with stairs leading to the upper floor , matwell, under stairs shelved cupboard, smoke alarm, radiator, dado rail and laminate flooring.

Lounge 4.87m x 4.39m Sunny well appointed room with a bay window to the front and an additional smaller window to the side, ornate wooden carved fireplace with patterned insert and gas fire, laminate flooring and radiator.

Sitting room 5.01m x 4.37m Bright spacious room with a large bay window to the front and sliding glazed door leading into the Dining Kitchen, shelved alcove and feature fireplace with coal effect gas fire with marble hearth, fireplace could still be utilised as an open fire. Plenty of space for free standing furniture, tv point and radiator.

Dining Kitchen 4.77m x 3.46m Large L shaped fully fitted kitchen with an abundance of base and wall units including an integrated dish washer and space for a fridge freezer, window to the rear with French doors leading into the conservatory. Plenty of space for dining room furniture, Gourmet Classic cooker with halogen hob and double oven to be included in the sale.

Conservatory 3.77m x 3.32m With multi glazed French doors leading from the kitchen is the conservatory, stone wall with wall lights, tiled floor and patio doors leading out into the enclosed rear garden. Peaceful setting to sit and relax in.

Bathroom 2.53m x 2.40m Good sized bathroom with a three piece white suite including a shower over the bath with bi folding screen, two frosted windows to the rear, tiled around the bath area, radiator.

Bedroom 1 3.60m x 2.39m With a window to the side this double room has ample space for free standing furniture, radiator and tv point.

Utility room To the rear of the house there is an internal hall with coat hooks leading onto the Utility Room which has a stainless steel sink and drainer, plumbed for an automatic washing machine and tumble dryer.

Upper Hallway—Landing Staircase with wooden bannister leads to the upper hallway which has a window to the front and an area which could be utilised as a study area/relaxation zone.

Bedroom 2 4.71m x 4.37m Large double room with a window over looking the rear garden, plenty of room for furniture and with a small cupboard with hanging space, there is also a second cupboard with storage , radiator.

Bedroom 3 4.71m x 4.37m Large double room with a window over looking the rear garden, cupboard , tv point, second cupboard beside the window has lots of storage into the eaves with a light, radiator.

Garage There is a single garage to the side of the property with power and light and an up and over door.

Outside To the front of the house is a large driveway which would be suitable for off street parking, there is also a good variety of mature trees, shrubs and plants. To the rear is a fully enclosed garden. Mature trees and shrubs give complete privacy , a large lawned area goes from the back of the garden and down the side and is bordered by a lovely variety of plants and trees. Various different areas of planting and a patio area in the middle of the garden great for enjoying the Scottish sunshine.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/354423/Innesfallen---33-Blackhouse-Terrace/Peterhead/>

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