

**1 Coldwells Cottages,  
Longhaven, Peterhead, AB42 0NU**

**Price Over  
£129,000**

ASPC ref : 363344

 4  1  1 106 m<sup>2</sup> EPC **E** Council Tax Band **D**



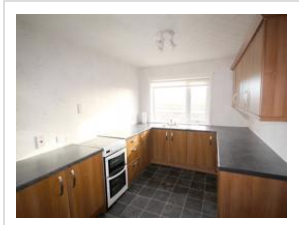
**Arrange a viewing**

 **01779 476351**  
(Stewart & Watson)

**Stewart & Watson**  
35 Queen Street  
Peterhead  
AB42 1TP

**Email:**  
[peterhead.property@stewartwatson.co.uk](mailto:peterhead.property@stewartwatson.co.uk)

**Website:**  
<http://www.stewartwatson.co.uk>



Property features:

 Central heating	 Garden	 Parking
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**4 Bedroom Semi-Detached Dwellinghouse**

Versatile family accommodation. Great deal of potential. Few miles drive from Peterhead. Enclosed garden to rear. Oil-fired C.H / D.G / Driveway.

**TYPE OF PROPERTY** This 4 Bedroom Detached Dwellinghouse is situated only a few minutes' drive from Peterhead and offers a great deal of potential.

The property provides a versatile level of accommodation and would be an ideal opportunity for a growing family.

Benefits from oil-fired central heating and double-glazing.

## ACCOMMODATION

**Entrance Porch** - A Upvc door with glazed upper panels leads inside.

**Hallway** - Additional glazed door leading into the hallway. A walk-in cupboard houses the central heating boiler. There is a further cupboard which is equipped with power and light and also plumbed for an automatic washing machine.

**Lounge** - 13'2 x 11'11(4m x 3.6m) - A well-sized lounge overlooking the front of the property.

**Dining Kitchen** - 15'7 x 8'4(4.7m x 2.5m) - Fitted with a range of modern wall and base units and features contrasting work surfaces housing a stainless steel sink and drainer. Window to front.

**Wet Room** - The wet-room comprises WC, wash hand basin and shower area with electric shower. Heated towel rail. Splashback panelling.

**Bedroom 4** - 13'1 x 10'7(4m x 3.2m) - Double bedroom with window to front.

**Rear Vestibule** - A wooden door with glazed upper panel leads out to the rear garden.

**Cloakroom** - Fitted with a 2-piece suite comprising WC and wash hand basin.

**Stairs to Upper Landing** - A fully carpeted staircase with wooden handrail leads upstairs.

**Bedroom 1** - 13'6 x 10'9(4.1m x 3.3m) - A good-sized double bedroom and benefits from a built-in double wardrobe and a further built-in cupboard housing the hot and cold water tanks. Window to front.

**Bedroom 2** - 13'5 x 8'10(4.1m x 2.7m) - Double bedroom with a built-in double wardrobe. Window to front.

**Bedroom 3** - 10'2 x 8'10(3.1m x 2.7m) - A good-sized 3rd bedroom again with window to front. Benefits from a large built-in cupboard

**OUTSIDE** Enclosed area of garden to the front which is easy to maintain.

A driveway to the side of the property provides ample space for off-street parking. There is a further triangular garden area mainly laid to lawn.

There is an enclosed garden to the rear of the property which is mainly laid to lawn. A block-built shed with metal profile roof is equipped with power and light provides practical space for storage.

**ITEMS INCLUDED** - All carpets, curtains, blinds and light-fittings are to be included in the sale of the property.

**SERVICES** - Mains water and drainage to septic tank.

**Council Tax** - Band D

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/363344/1-Coldwells-Cottages/Peterhead/>

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