

**25 Balmoor Terrace,**  
Peterhead, AB42 1EQ

Price  
**£170,000**

**Under offer**

 **3**  **2**  **2**   **113 m<sup>2</sup>** EPC **E** Council Tax Band **D**



**Contact Solicitor**

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**Features**  Garage  Garden

**Description**

We are delighted to offer for sale this **2 public/3 bedroom detached house**. This property is an ideal family home with very spacious accomodation. The property boasts of an extensive rear garden with fantastic opportunity to create an outdoor living space for the family.

**Living Room** 12'4" x 14'11" (3.77m x 4.56m) A light and spacious living room with bay windows to front of property. The room has high ceiling and coving. The room boasts a feature period style fireplace with open fire. To the sides of the fireplace are two display alcoves, one with built-in cupboard. TV and phone points. Carpeted flooring.

**Sitting Room** 14'11" x 11'8" (4.57m x 3.58m) Spacious and light sitting room looking out to rear garden. Bat window to rear of property. High ceiling with coving. Alcove with built in cupboard. Carpeted flooring.

**Kitchen/dining room** - Windows to side and rear of property. Traditional style wall and base units. Display cabinet separating the kitchen/dining area. Part tiled walls. Electric hob and oven. Fridge to remain. Plumbed for washing machine. Plenty room for dining table and chairs. Door leading to patio area and rear garden.

**Bathroom** 4'9" x 7'4" (1.47m x 2.26m) White three piece suite comprising of bath, toilet and wash hand basin. Window to side of property. Shower over bath. Part tiled. Heated towel rail. Mirror over wash hand basin. Vanity unit with plenty storage. Laminated flooring.

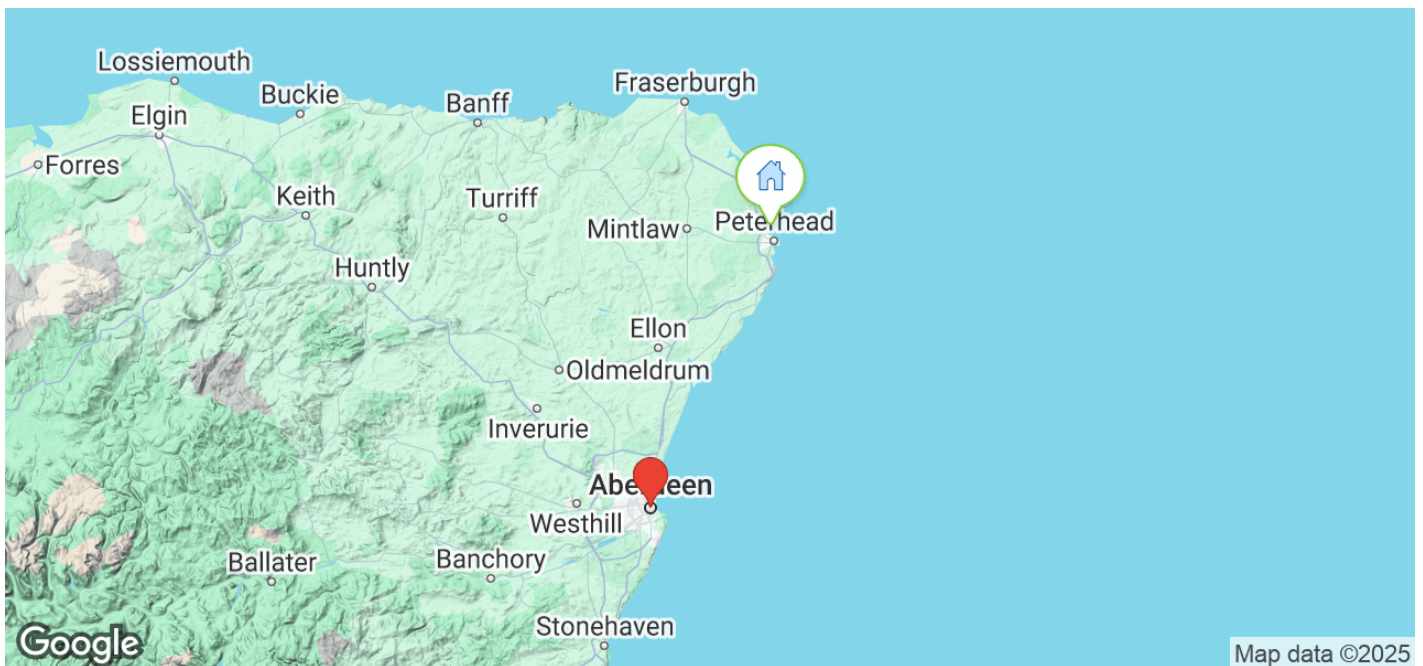
**Bedroom 1** 12'3" x 14'11" (3.74m x 4.57m) Large and spacious bedroom with large bay window to front of property offering plenty light to room. High ceiling and coving. Cupboard with shelving. Carpeted flooring.

**Bedroom 2** 10'9" x 13'11" (3.28m x 4.01m) Double bedroom with window to front of property and velux window to rear of property. Built in cupboards. Additional storage in the eaves. Carpeted flooring.

**En-suite** 4'5" x 2'10" (1.36m x 0.88m) White two piece suite comprising of toilet and wash hand basin. Separate shower cubicle. Shower area fully tiled. Wooden paneling to dado rail. Window to side of property. Tiled flooring.

**Bedroom 3** 10'9" x 13" (3.30m x 4.01m) Double bedroom with window to front of property and velux window to rear of property. Built in cupboards. Additional storage in the eaves. Carpeted flooring

**Garage** - Single garage, Electric up and over door. Fully powered, lighting and water, further workshop area which houses heating boiler. Alarm system.



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<https://www.aspc.co.uk/search/property/347504/25-Balmoor-Terrace/Peterhead/>

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