

13 Mallard Drive,
Peterhead, AB42 1GX

Price Over
£112,000

Under offer

 **2**  **1**  **1**   **66 m²** EPC **C** Council Tax Band **B**



Contact Solicitor

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Features  Garden

Description

BELOW HOME REPORT VALUATION

13 MALLARD DRIVE is an absolutely immaculately presented **2 BEDROOM TERRACED VILLA** which has been refurbished, upgraded and redecorated to a high standard and is in show house condition throughout. The property sits in a quiet cul-de-sac in an area of town which continues to be popular with buyers and will appeal in particular to a first time buyer or young couple. Everything in the property is high quality and this will be clearly evident upon viewing. The house has been regularly maintained and decorated and also benefits from a new combi boiler, new radiators, new carpet and flooring in some rooms and a new front door.

The hallway is a bright welcoming space and the fresh modern decor sets the style for the whole house. The lounge is well proportioned and is in pristine condition with beautiful wood laminate

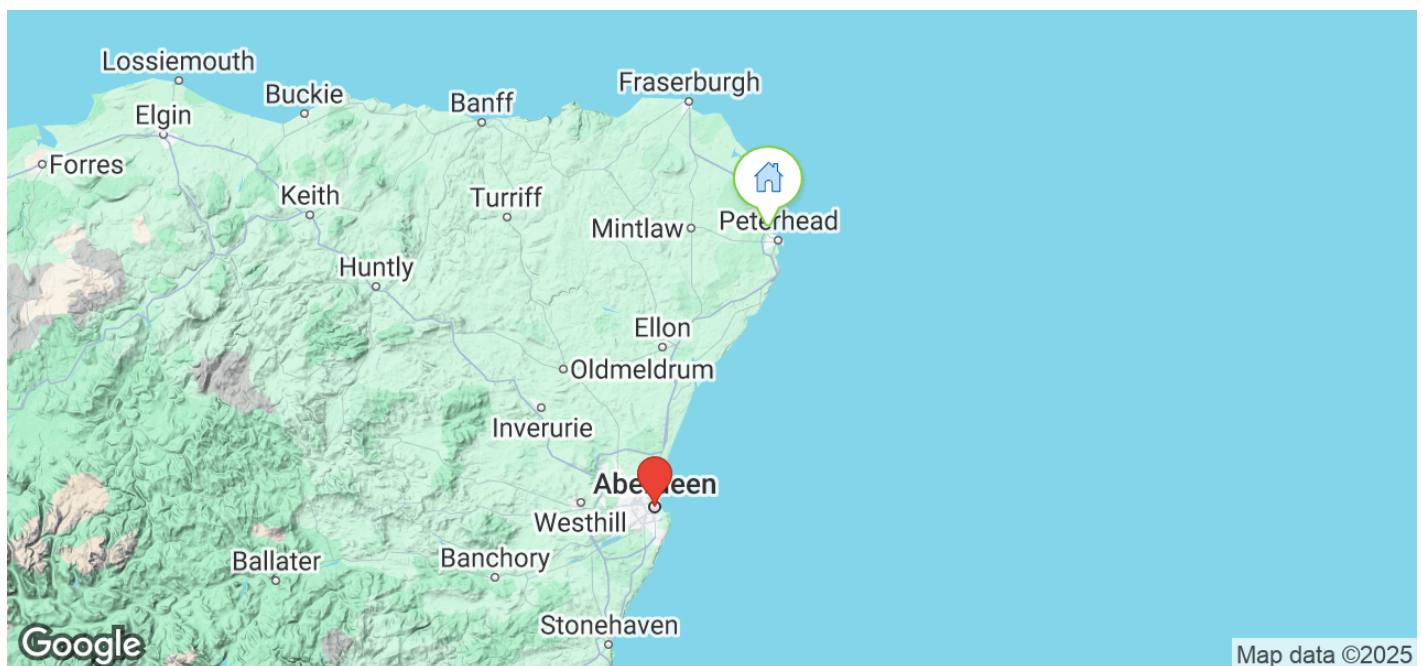
flooring. A picture window ensures lots of natural light floods in. There is a large cupboard offering great storage space. The kitchen and dining room are on open plan and this is a great space. The kitchen has a range of attractive wall and base units with co-ordinating work tops and splash backs. The gas hob, electric oven and extractor fan are all included in the sale. There is space for a large dining table and chairs and a unit or sideboard, if required. A door leads out to the rear garden. Stairs lead to the upper landing which has a cupboard and an access hatch leads to the loft. Bedroom 1 is a double room, decorated in modern, neutral tones and has a new carpet. There is a built-in double wardrobe with further walk-in wardrobe. Bedroom 2 is also a double overlooking the rear. The bathroom has been refurbished and features a spa bath with shower over the bath.

There is gas central heating and full double glazing. The flooring, blinds, light fittings and shades will be included and many other items of furniture are available by separate negotiation with the seller.

This is a simply stunning and very stylish home and is sure to be popular.

Directions

Travelling on the A90 into Peterhead, at the Invernettie roundabout proceed towards town and then turn first left onto Meethill Road. Continue straight ahead at the next two roundabouts. Take first right onto Coplandhill Road, first right again into Mallard Drive and No 13 is a short distance ahead on the left hand side.



Accommodation comprises

Entrance Hall 1.93m x 0.93m (6'4" x 3'1")

Lounge 3.84m x 2.96m (12'7" x 9'9")

Kitchen/Dining Room 3.75m x 2.21m (12'4" x 7'3")

Upper Landing 1.49m x 1.35m (4'11" x 4'5")

Master Bedroom 3.44m x 2.88m (11'3" x 9'5")

Bedroom 2 3.48m x 2.74m (11'5" x 9')

Bathroom 2.61m x 1.36m (8'7" x 4'6")

Outside

There is a small area of garden at the front which is low maintenance and has established shrubs and flowers. The rear garden is fully enclosed and again is finished with low maintenance in mind and is mostly paved and laid to stone chips. There is plenty off street parking.

View this property here

<https://www.aspc.co.uk/search/property/359868/13-Mallard-Drive/Peterhead/>

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