



Property **For Sale**

4 WEST ROAD, PETERHEAD, AB42 2AL

**Offers Over £210,000**





## Vestibule

A wooden front door with glazed side panel leads into the vestibule which has quick step wooden flooring, matwell and glazed door into the main hallway.

## Hallway

Quick step wooden flooring runs through from the vestibule, wall lights, smoke alarm, radiator. Hatch to the loft space which is accessed via a loft ladder and is partially floored.

## Lounge 5.58m x 3.97m

Attractive bright room with a considerable amount of space for furniture, large window to the front, quick step wooden flooring, tv, sky and phone points, two radiators.





### **Kitchen/Dining/Family Room 6.09m x 3.40m**

Spacious room comprising a fully fitted kitchen with a good selection of base and wall units, built in oven with gas hob and extractor fan, integrated dish washer and fridge, stainless steel sink and drainer, breakfast bar. Plenty of space for a table and chairs and ample room for furniture in the family area.

### **Utility Room 2.82m x 1.50m**

Plumbed for a washing machine and tumble dryer, space for a fridge freezer, window to the rear, wall mounted boiler.



### **Family Bathroom 3.86m x 1.82m**

Light coloured suite comprising of a corner Jacuzzi bath with a shower overhead, sink area with vanity unit underneath, wc. Tiled to half height around the sink area with full tiling around the bath and shower area. Radiator and frosted window to the side.

### **Master Bedroom 3.46m x 3.35m**

Bright double room with a window to the front, mirrored built in wardrobes with shelf and hanging space, laminate flooring, part of the mirrored wardrobe opens up leading into the en suite shower room. Radiator.

### **En Suite Shower Room**

Fitted with a white suite comprising of a fully enclosed shower cubicle which is fully aqua panelled, sink with vanity unit underneath, extractor fan, frosted window to the side.





### **Bedroom 2 3.96m x 2.97m**

Spacious double room with built in double wardrobes with a shelf and hanging space, tv point, radiator and window to the side.

### **Bedroom 3 3.47m x 2.48m**

Double room with a window to the side and currently being used as an office, laminate flooring, tv point and radiator.





## Outside

The front garden is surrounded by a low wall and is laid to chipped stones and is easy to maintain.

The rear garden area has two raised decking areas, one leading out from the kitchen. A single garage is situated to the rear of the house.

## Property Description

## 4 WEST ROAD, PETERHEAD, AB42 2AL

Close to the town centre and located on a popular street within Peterhead is this 3 bed DETACHED BUNGALOW WITH GARDEN AND GARAGE. The property benefits from gas central heating, double glazing and will be sold with all fitted floor coverings, pelmets, curtains, blinds and light fittings. All rooms are of a good size and of particular note is the great Kitchen/Dining/Family room to the rear of the house. There is an abundance of off street parking available in the drive leading up to the garage and in the rear garden space.

West Road is within walking distance of all the towns amenities including Primary and secondary education, shops, and health centre with the Lido beach front and Marina a short walk away.

This would make a great house for a growing family.

## Property Details

Viewing	Gray & Gray on 01779 480222
Entry	To be arranged
Postcode	AB42 2AL
EPC Rating	C
Council Tax Band	E



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