

STEWART & WATSON

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EILEAN DONAN
19 BLACKHOUSE TERRACE, PETERHEAD
AB42 1LQ



2 Bedroom, 2 Public Semi Detached Villa

- Popular Location
- Close to Local Amenities
- Good Sized Rear Garden
- Off Street Parking
- Gas Central Heating/Double Glazing

Offers Over £130,000
Home Report Valuation £130,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to bring to the market this 2 bedroom, 2 public semi-detached house situated in a popular residential area of Peterhead.

Blackhouse Terrace is a short walk away from the Ugie Estuary, beach front and golf course. There are a number of local amenities close by including primary school, supermarkets and a selection of local shops.

The Lounge has a bay window to the front and has an original fireplace with gas fire, the room is bright and airy and has laminate flooring and is decorated in neutral tones.

The Kitchen has a window to the rear and has a fully glazed door leading out into the garden. There are a number of base and wall units, space for a cooker and plumbing for a washing machine, wall mounted boiler and an additional built in cupboard.

The Dining Room has a large window overlooking the rear garden and has an original fireplace with open fire.

There is a cloakroom downstairs fitted with a white wc and wash hand basin.

On the upper floor Bedroom 1 has a window to the front and is a good sized double room. There is a small storage space into the eaves.

Bedroom 2 has a window to the rear and has full length fitted wardrobes. There is also a small storage space into the eaves.

There is also a smaller Boxroom with a window to the side..

The Bathroom is fitted with a white suite comprising of a bath, with shower overhead, wc and wash hand basin. There is a built in storage cupboard housing the hot water tank.

ACCOMMODATION

Entrance Hall

Lounge	15'0 x 13'4 (4.59m x 4.08m)
Kitchen	8'5 x 8'0 (2.57m x 2.45m)
Dining Room	15'3 x 11'10 (4.66m x 3.61m)
Cloakroom	5'7 x 2'9 (1.71m x 0.85m)
Bedroom 1	13'1 x 12'7 (4.00m x 3.84m)
Bedroom 2	12'2 x 10'6 (3.73m x 3.22m)
Boxroom	8'4 x 6'9 (2.55m x 2.06m)
Bathroom	7'11x 6'1 (2.43m x 1.86m)

Please note. All sizes taken at widest point.



Lounge



Kitchen



Kitchen Alt



Dining Room



Dining Room Alt



Bedroom 1



Bedroom 2

Bathroom





Rear Garden

OUTSIDE

To the front of the house there is an area of lock blocking, ideal for off street parking. There is also a single garage with an up and over door. The rear garden is fully enclosed and has a large area of lawn surrounded by mature plants and shrubs. A wooden garden shed shall be included in the for sale price.

SERVICES

Mains gas, electric, water & drainage

ITEMS INCLUDED

All fitted floor coverings, light fittings, curtains, blinds and gas fire in the Lounge.

Council Tax

Band D

EPC Banding

EPC= D

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference

NH/SD

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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