

STEWART & WATSON

your **complete** property & legal service

85 PRUNIER DRIVE, PETERHEAD
AB42 1ZF



2 Bedroom Semi-detached Bungalow

- Popular residential area
- Two double bedrooms
- Gas Central Heating & uPVC Double Glazing
- Driveway
- Enclosed Rear Garden

Offers Over £110,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This 2 bedroom semi-detached bungalow is located in the town of Peterhead. The property benefits from Gas central heating and uPVC double glazing.

The property is entered into the vestibule which has a single storage cupboard. The vestibule gives access to the kitchen and lounge.

The kitchen is fitted with cream base and wall units with wood effect countertops and an electric hob with extractor above. There is also a built in oven and ceramic white sink and drainer unit. There is a window to the side of the property and a door leading to the rear garden.

Situated to the front of the property is the Lounge which is a bright room with two windows to let in natural light. The lounge provides access to a rear hallway which benefits from a storage cupboard and doors to both bedrooms and bathroom.

Both bedrooms are double bedrooms with windows to the rear of the property.

The bathroom has a white three piece suite comprising concealed cistern toilet, wash hand basin and bath with shower head attached.

The floored loft can be accessed via a hatch with Ramsay ladder in the rear hallway and benefits from electricity and lighting.

ACCOMMODATION

Lounge	15'5 x 10'5 (4.73m x 3.21m)
Kitchen	9'3 x 5'9 (2.82m x 1.80m)
Bedroom 1	14'8 x 8'6 (4.50m x 2.62m)
Bedroom 2	10'5 x 7'9 (3.21m x 2.40m)
Shower Room	6'4 x 5'9 (1.96m x 1.80m)

Please Note: Photos taken at widest point



Lounge



Kitchen



Lounge Alt



Kitchen Alt



Bedroom 1



Bedroom 2



Bathroom



Rear of Property



Rear Garden



Rear Garden Alt

OUTSIDE

The front garden is mainly laid to grass with a single driveway. There is access to the rear garden via a gate to the side of the property. The enclosed rear garden is laid mainly to patio with an area of grass and trees surrounding which offer a great deal of privacy. There is a shed which will be included in the sale and also an outdoor tap.

SERVICES

Mains water, gas, electric and drainage.

ITEMS INCLUDED

All fitted floor coverings, window dressings and light fittings. Garden shed.

Council Tax

Band B

EPC Banding

Band C

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/SDUR