

**1 Brookside
Waterside
Peterhead
AB42 3JZ**



OFFERS OVER - £199,000

We are delighted to offer for sale this extremely spacious 3/4 bedroom detached house in need of some renovation to form a truly impressive family home. Viewing is highly recommended to appreciate all this property has to offer.

The property comprises a living room, family room/bedroom, kitchen, 2 bathrooms and three further double bedrooms. There are many traditional features throughout. Ample storage. Double garage and parking for three cars in the driveway. Gas central heating. There are garden areas to the side and front of the property. The property boasts beautiful views to the river.

From Aberdeen take the second left at the roundabout adjacent to McDonalds and travel the full length of the Peterhead by-pass. At the T-junction at the end of the by-pass turn right and then first left and 1 Brookside is marked by our "For Sale" board.



Hall



Bedroom 4



Family Room/Bedroom 1



Living-room



Bedroom 3



Dining Kitchen

Ground floor:-

Large entrance Hallway – storage cupboard under the stairs.

Living-room – (13'11" x 14'1" – 4.26m x 4.31m) – windows to the front and side, alcove, stone fire surround and hearth, original window shutters, high skirting, coving and panel door.

Family Room/Bedroom 1- (11'5" x 15'3" – 3.49m x 4.67m) – window to the front, two alcoves with cupboards beneath, tiled fire surround and hearth, original window shutters, high skirting, coving and panel door.

Walk-in Larder with good shelving.

Bathroom – (8'9" x 6'6" (at widest) – 2.68m x 2.01m (at widest)) – window to the front, three piece white suite, shower over bath.

Bedroom 2 – (13'1" x 13'7" – 3.99m x 4.16m) – double bedroom with a window to the rear of the property.

Dining Kitchen – (19'1" x 13'1" – 5.83m x 4.01m) – a bright large room with dual aspect windows. This room is in need of modernisation with scope to create a fantastic family kitchen/diner. Door to driveway.

Upstairs:-

Bedroom 3 – (14' x 19'5" (at widest) – 4.27m x 5.94m (at widest)) – a spacious double bedroom with a window overlooking the front of the property.

Bedroom 4 – (16'7" x 14'5" (at widest) – 5.07m x 4.40m (at widest)) – yet another generous room with a window to the front of the property, 2 built-in wardrobes, and further additional storage cupboard.

Bathroom – (6'1" x 8'8" – 1.88m x 2.65m) – velux window, three piece white suite with shower over the bath.

There is a velux window providing natural light to the upstairs hall.

Hatch to attic.

There is mature garden ground to the side and front of the property, a double garage and parking to the rear.

All carpets, floor coverings, curtains and light fittings shall remain.

Viewing – by appointment – contact selling agent – 01779 477388

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.



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