

**34 Fairwinds Place
Peterhead
AB42 1GP**



OFFERS OVER - £149,000

We are delighted to offer for sale this 3 bedroom semi detached property in a popular residential area. The property comprises 2 double bedrooms, 1 single bedroom, living room, kitchen/dining area, family bathroom and downstairs cloakroom, fully enclosed garden to the rear, garden and driveway to the front. Double glazing and electric off peak heating throughout. The property benefits from ample storage throughout.

The property is in close proximity to a supermarket, primary school and within walking distance of the town centre and football stadium. Directly across from the property is a children's play area.

Travelling West from the town centre continue along West Road until you reach the roundabout, continue across the roundabout and turn right into Richmond Avenue, take your first left into Fairwinds Place and the property is marked with our for sale sign.



Living Room



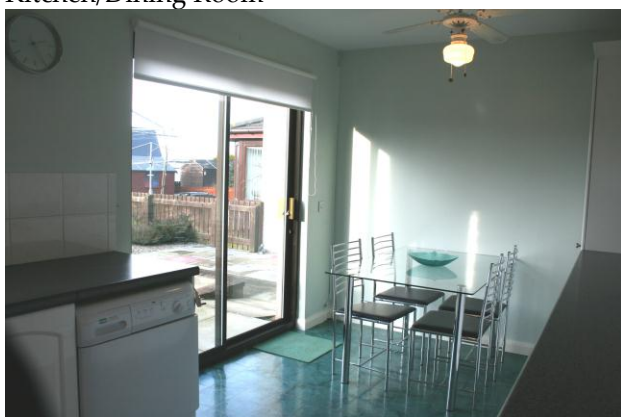
Bedroom 1



Kitchen/Dining Room



Bedroom 2



Kitchen/Dining Room



Family Bathroom

Living Room – 16'2 x 10'5 – 4.95m x 3.20m - TV point, window to front, laminate flooring

Kitchen/Dining Room – 17'3 x 7'4 – 5.27m x 2.25m – Floor and walls units, oven and hob, plumbed for dishwasher and washing machine, sink and drainer overlooking rear garden, dining area, patio doors leading to rear garden, window to the rear, lino flooring

Cloakroom – 3'4 x 2'6 – 1.04m x 0.77m - W.C, sink, laminate flooring

Bedroom 1 – 12'7 x 9'0 – 3.84m x 2.76m – Double bedroom, double built in wardrobe with shelf and hanging space, cupboard with boiler, window to front, laminate flooring

Bedroom 2 – 9'6 x 9'0 – 2.91m x 2.76m – Double bedroom, double built in wardrobe with shelf and hanging space, TV point, window to rear, laminate flooring

Bedroom 3 – 7'6 x 9'0 – 2.29m x 2.76m - Single bedroom, single built in wardrobe with shelf and hanging space, window to front, laminate flooring

Family Bathroom – 6'9 x 5'11 – 2.08m x 1.81m – 3 piece cream suite, shower over bath, window shelf, xplair, window to rear

All curtains, floor coverings, curtains, blinds and light fittings are included in the sale.

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.

Home Report available (fee may apply)



Rear Garden



Rear Garden

ADAM LEGAL

SOLICITORS AND ESTATE AGENTS

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