

**76 Balmoor Terrace
Peterhead
AB42 1ES**



FIXED PRICE - £87,500

We are delighted to offer for sale this 3 bedroom mid terraced property.

The property comprises 3 bedrooms, bathroom, kitchen and living room. There is ample storage throughout. The property has double glazing and gas central heating. Fully enclosed garden to the front and rear. The property is within walking distance of a Primary and Secondary School, Supermarket, Community Centre, Town Centre and Balmoor Stadium.

Travelling from the town centre continue North along Queen Street and onto Balmoor Terrace, at the top of the brae on Balmoor Terrace take a right onto the slip road and the property is marked by our For Sale board.



Kitchen



Bedroom 1



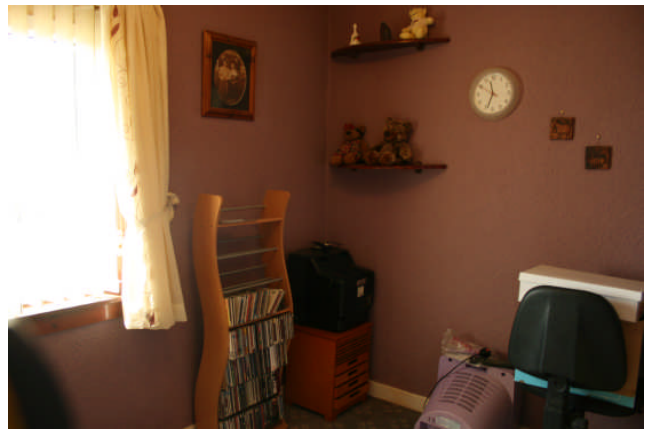
Alternative view of Kitchen



Bedroom 2



Living Room



Bedroom 3



Alternative view of Living Room



Bathroom

Kitchen – 9'10" x 15'1" – 3m x 4.61m – window to rear, floor and wall units, cooker, sink and drainer overlooking rear garden, plumed for washing machine, storage cupboards one which houses the hot water tank, vinyl flooring, door leading to rear garden.

Living Room – 18'9" x 11'8" – 5.73m x 3.57m – windows to front and rear of property, phone and TV point, gas fire, laminate flooring.

Bedroom 1 – at widest 11'11" x 10'8" – at widest 3.65m x 3.26m – window to front, double bedroom, carpet.

Bedroom 2 – 16'8" x 8'3" x 5.09m x 2.53m – window to rear, double bedroom, carpet.

Bedroom 3 – 8'1" x 7'4" – 2.74m x 2.24m - window to front, single bedroom, built in storage cupboard with shelves, phone point, carpet.

Bathroom - 5'3" x 7'8" – 1.62m x 2.36m – window to rear, W.C, sink and shower cubicle, window shelf, carpet.

All carpets, curtains blinds and light fittings and 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)

ADAM LEGAL

SOLICITORS AND ESTATE AGENTS

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