

**3 Balmoor Terrace  
Peterhead  
AB42 1EP**



**OFFERS OVER - £245,000**

We are delighted to offer for sale this spacious 4 bedroom semi-detached property. Viewing is highly recommended to appreciate everything that this property has to offer.

The property has been recently renovated and benefits from original features throughout, has recently been rewired, new Central Heating, 3 double bedrooms, 1 single bedroom, kitchen, dining room, living room, attic room, family bathroom, shower room, utility room which is plumbed for washing machine, double garage. Quality double glazing throughout incorporating a thistle motif, gas central heating, parking to the front and rear. The property is within walking distance of primary schools, Peterhead Academy, Balmoor Stadium, Community Centre, town centre and Morrisons supermarket.

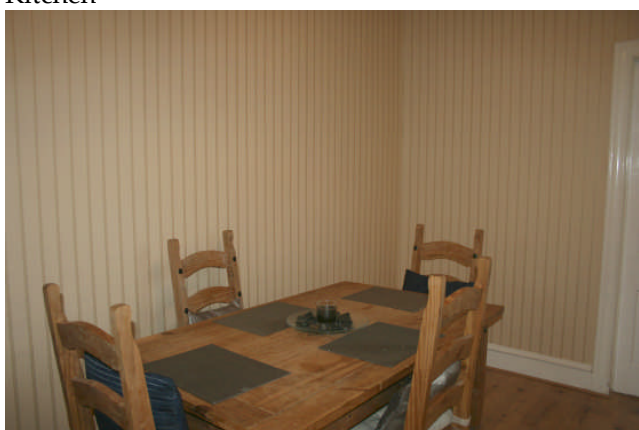
Directions – From Peterhead town centre travel North along Queen Street and onto Balmoor Terrace, the property is on your left as marked by our for sale sign.



Kitchen



Bedroom 1



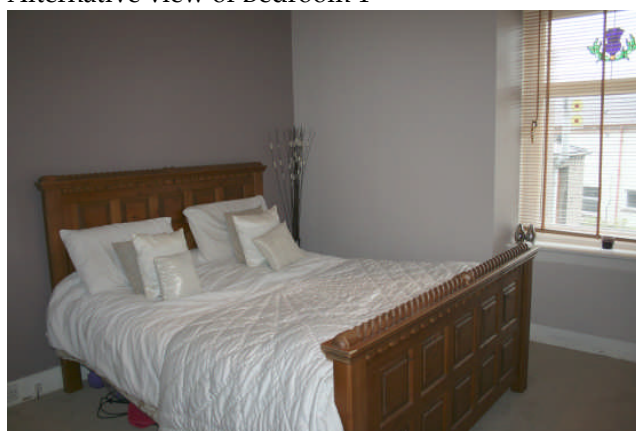
Dining Room



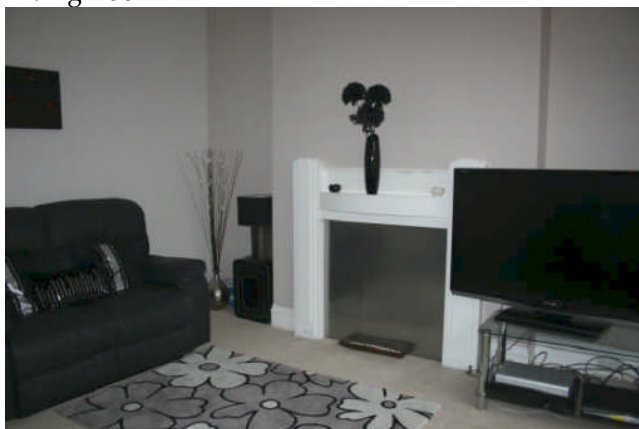
Alternative view of Bedroom 1



Living Room



Bedroom 2



Alternative view of Living Room



Bedroom 3



Bedroom 4



Attic Room



Family Bathroom



Attic Room



Shower Room

**Kitchen** – 2.13m x 3.89m - 6'11" x 12'9" – Floor and walls units, oven and hob, sink, American style fridge freezer, door leading to rear garden, laminate flooring, window to side.

**Dining Room** – 3.16m x 3.85m – 10'4" x 12'7" – Ample room for dining table and chairs, laminate flooring, TV and phone point, window to side.

**Living Room** – 3.65m x 9.26m – 11'11" x 30'4" – Bay window to front, TV and phone point, carpet.

**Bedroom 1** – 3.35m x 4.84m – 10'11" x 15'10" – Double bedroom, bay window to front, alcove with shelving, TV and phone point, carpet.

**Bedroom 2** – 3.66m x 3.60m – 12'0" x 11'9" – Double bedroom, carpet, window to rear.

**Bedroom 3** – 2.26m x 2.17m – 7'4" x 7'1" – Single bedroom, phone point, window to front, carpet.

**Bedroom 4** – 3.41m x 3.21m – 11'2" x 10'6" – Double bedroom, TV point, fireplace, window to rear, carpet.

**Family Bathroom** – 2.66m x 2.60m – 8'8" x 8'6" – WC, sink, bath with shower, window to side, laminate flooring.

**Shower Room-** 1.52m x 2.06m – 4'11" x 6'9" – WC, sink, shower cubicle, heated towel rail, window to side, tiled flooring.

**Attic Room** – 3.96m x 4.89m – 12'11" x 16'0" – Bay window to rear, storage cupboard, TV and phone point, laminate flooring.

All carpets, curtains, blinds, light fittings, fridge freezer, hockey table and garden shed are included in the sale.



**Viewing – by appointment – contact selling agent - 01779 477388 or Mr Taylor - 07545899615**

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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