







## DESCRIPTION

This substantial semi detached villa amidst large gardens, close to a number of amenities and local schooling offers an ideal purchase for the family. Comprising of broad reception hallway, lounge, spacious dining kitchen, bathroom whilst upstairs there are 3 double bedrooms and a loft storage area. Specification includes gas fired central heating and double glazing.

## RECEPTION HALL

16' 6" x 6' 2" (5.04m x 1.89m) Timber and single glazed door accessing main living space, with staircase to upper hall, wall mounted handrail.

## LOUNGE

13' 8" x 13' 1" (4.18m x 4.00m) Main public room with front facing window, with private outlook.

## KITCHEN

13' 8" x 8' 6" (4.18m x 2.61m) Large dining kitchen with a range of base and wall mounted storage units, complimentary worktop surfaces to include sink unit, above which there is a rear facing window. space to dine, plumbed for washing machine, space for cooker, rear facing door to gardens.

## BATHROOM

6' 2" x 6' 2" (1.89m x 1.88m) Incorporates a 3 piece suite comprising of a low flush W.C., wash hand basin and bath, the mixer tap benefits from a shower head and fitment. Rear facing window, tiled splashback.

## UPPER HALLWAY

Main artery to bedrooms and loft storage. Storage cupboard. Window to side.



### BEDROOM 1

14' 4" x 10' 7" (4.39m x 3.24m) Double bedroom with window to front, storage cupboard.

### BEDROOM 2

12' 4" x 10' 2" (3.76m x 3.12m) Double bedroom with rear facing window, storage cupboard.

### BEDROOM 3

10' 4" x 9' 3" (3.16m x 2.83m) Double bedroom with side facing window for natural light, storage cupboard.

### LOFT

Accessed via upper hallway providing storage.

### CENTRAL HEATING,

A system of gas fired central heating circulating through wall mounted radiators, boiler to be found within kitchen.

### GLAZING

Property benefits from UPVC double glazed windows.

### GARDENS

Grassed area with hedgerow for privacy side access to rear gardens, rear grounds are larger, ideal for families providing a safe and enclosed environment.

### LOCATION

Peterhead is the easternmost point on the Scottish mainland with the largest population within Aberdeenshire outwith Aberdeen offering a thriving community enjoying an array of amenities, local schooling both at Primary and Secondary levels, shopping and recreational facilities. Famous for its fishing fleet and harbour the town boasts an abundance of water based pursuits.

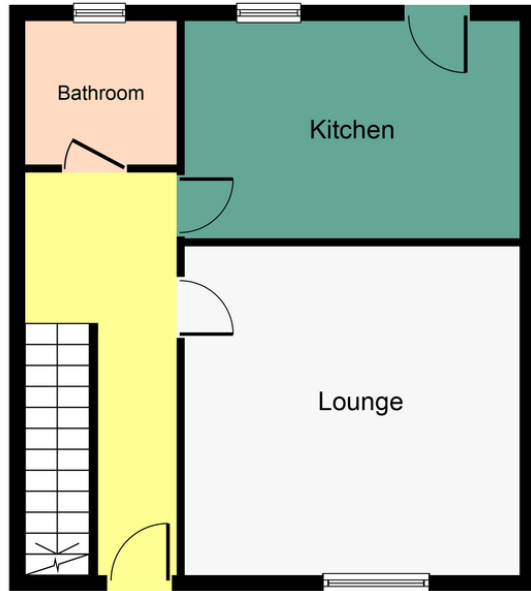


### VIEWING

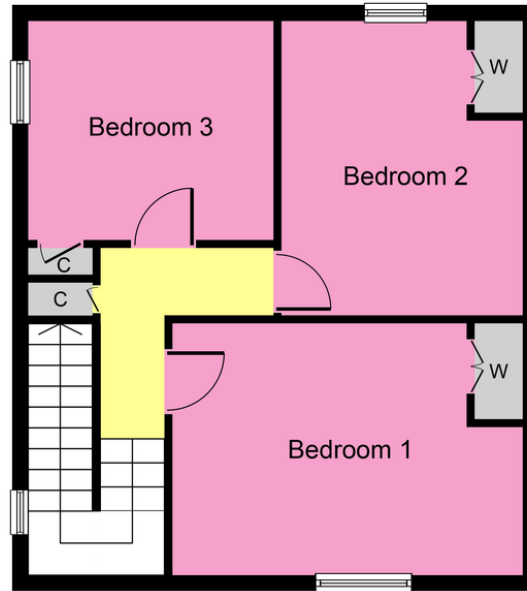
Viewing is highly recommended in order not to miss this outstanding opportunity!

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 6.30pm to arrange your viewing or valuation appointment





**Ground Floor**



**First Floor**

