

4 Balmoor Terrace, Peterhead,
AB42 1ER

Fixed Price £58,000

peterkins













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- Self-Contained Ground Floor Flat
- Requires Upgrading / Modernisation
- Well-Appointed Living Room
- Dining Kitchen with Appliances
- One Double Bedroom
- One Single Bedroom
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Private Front Garden & Shared Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39613/30
EPC: D
Council Tax: B
Tenure: Ownership

Description:

We offer for sale this **two bedroom, self-contained ground floor flat**, situated in a popular Peterhead location close to all local amenities. The property presents an exciting modernisation project, offering fantastic potential to upgrade and customise throughout. The accommodation comprises of: Entrance vestibule; well-appointed living room; dining kitchen with appliances; one double bedroom; one single bedroom; bathroom with an over bath shower. Outside there is on street parking, a private front garden and shared rear garden. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, blinds and light fittings will be included in the sale.

Location:

Peterhead is a lovely coastal fishing town, approximately 30 miles north of Aberdeen. The town has a range of amenities including a variety of shops, supermarkets, restaurants, hotels, sporting facilities and a community centre. It also has good bus links to the Aberdeen city and surrounding areas together with a Park & Ride facility at nearby Ellon which is popular with commuters. In addition, there is a range of primary schools and Peterhead Academy providing good secondary schooling.

Directions:

From Aberdeen travel north on the A90 to Peterhead. On entering Peterhead at the roundabout take the second exit onto the A982/South Road. At the following roundabout take the second exit onto King Street and at the end of the road turn left onto Queen Street. Follow the road continuing straight ahead onto Balmoor Terrace. Number 4 is situated on the right-hand side of the road as indicated by our “For Sale” sign.

Entrance Vestibule:

A hardwood exterior door with glazed panel above gives access to the entrance vestibule; ceiling cornice; pendant light fitting; vinyl floor tiles; a part glazed door leads through to the hallway.

Hallway:

“L” shaped hallway with a built-in storage cupboard; radiator; smoke detector; ceiling cornice; two pendant light fittings; fitted carpet; doors gives access to the living room, dining kitchen and bedrooms.

Living Room: 14’8” x 12’8” (4.46m x 3.85m) approx.

Well-appointed living room with a front aspect; large window fitted with vertical blinds; shelved recess; built-in shelved storage cupboard housing the electric meter; two radiators; smoke detector; ceiling cornice; ceiling light fitting; fitted carpet.

Dining Kitchen: 13’7” x 12’7” (4.15m x 3.84m) approx.

The dining kitchen is fitted with a range of beech effect base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; gas hob with an additional stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; fridge; freezer; washing machine; window to the rear of the house fitted with vertical blinds; radiator; heat and CO detectors; halogen strip light fitting; vinyl flooring; door leading to the inner hallway.





Inner Hallway:
Built-in cupboard housing the central heating boiler; CO detector; pendant light fitting; vinyl flooring; doors to the bathroom and the rear garden.

Bedroom 1: 11'3" x 11'0" (3.42m x 3.36m) approx.
Spacious double bedroom with a rear garden aspect; window fitted with vertical blinds; radiator; ceiling cornice; ceiling light fitting; fitted carpet.

Bedroom 2: 10'3" x 5'0" (3.13m x 1.52m) approx.
Bright and airy single bedroom with a window to the front of the flat fitted with vertical blinds; radiator; pendant light fitting; fitted carpet.

Bathroom:
The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower and glass shower screen; aqua panels around suite; frosted window to the side of the property; chrome ladder style radiator; ceiling light fitting; vinyl flooring.

Outside:
An easily maintained private front garden features granite chipping and a paved path to the front door. The shared rear garden is mainly laid to grass and benefits from a private, exclusive timber shed.

Note: The gas meter is located on the gable wall.

Parking:
Ample on street parking can be found on Balmoor Terrace and adjoining streets.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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