



**20 Kinmundy Gardens,**  
Peterhead, Aberdeenshire, AB42 2HW

**ledingham  
chalmers**  
estate agency



Lounge



Lounge



Kitchen

## Three bedroom semi-detached bungalow with garage

- Spacious accommodation all on one level
- Neutral decor throughout with co-ordinating flooring
- Three generously sized Bedrooms
- Spacious Kitchen with space for dining
- Bright and airy Lounge with feature fireplace
- Modern Bathroom with four piece suite



**Three** beds.



**One** bathroom.



**One** public room.

**20 Kinmundy Gardens is an attractive three bedroom semi-detached bungalow, offering spacious and well-maintained accommodation which is presented in a neutral style throughout.**

Bright and airy throughout, the property has been thoughtfully maintained and enjoys a pleasantly neutral décor, creating a welcoming home with excellent scope for a new owner to add their own personal style. The accommodation includes a generous dining kitchen, spacious lounge, three well-proportioned double bedrooms and a family bathroom with both a separate shower cubicle and bath. Further benefits include gas central heating and double glazing, ensuring a comfortable and energy-efficient home. Externally, attractive front and rear gardens, a driveway and single garage complete this appealing property, making it an excellent choice for those seeking a spacious and easily managed bungalow in Peterhead.

Upon entering this beautiful property, you are immediately welcomed into the vestibule leading through to the hallway providing access to all accommodation.

A bright and airy, spacious lounge provides an excellent main reception area. The room offers ample space for a range of furniture and benefits from the neutral décor found throughout the property.

A particularly spacious dining kitchen provides ample room for both kitchen and dining furniture. The generous proportions make this a versatile and practical space for everyday living and entertaining. The kitchen is fitted with a range of quality base and wall mounted units with co-ordinating work surfaces with tiled splashback behind and a range of integrated and freestanding appliances, all of which are to remain.



Kitchen



Bedroom



Bedroom



Bedroom

Bedroom one is a good-sized double bedroom offering comfortable accommodation, two built-in wardrobes and further space available for free standing bedroom furniture.

Bedroom two is a further well-proportioned double bedroom, again providing generous space for furnishings.

A third good-sized double bedroom, suitable for a variety of uses including guest accommodation, home office or additional bedroom space. This room is the smallest of the three rooms and boasts a built-in wardrobe.

The family bathroom is well appointed with both a separate shower cubicle and bath, providing flexibility for everyday use.

Externally, the property benefits from gardens to both the front and rear, together with a driveway and single garage.

The front garden is laid predominantly in lawn, with a driveway to the side providing access to the single garage.

The rear garden is laid mainly in lawn and features established borders containing a selection of shrubs, plants and hedging. A patio area provides an ideal space for outdoor seating and enjoying the garden during the warmer months.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Accommodation

|               |                |               |
|---------------|----------------|---------------|
| Lounge        | 13'3" x 16'7"  | 4.04m x 5.06m |
| Kitchen Diner | 10'5" x 20'1"  | 3.18m x 6.12m |
| Bedroom       | 13'3" x 12'11" | 4.04m x 3.94m |
| Bedroom       | 10'9" x 8'10"  | 3.28m x 2.69m |
| Bedroom       | 9'7" x 8'10"   | 2.92m x 2.69m |
| Bathroom      | 6'9" x 10'9"   | 2.06m x 3.28m |
| Garage        | 9'9" x 19'2"   | 2.97m x 5.84m |



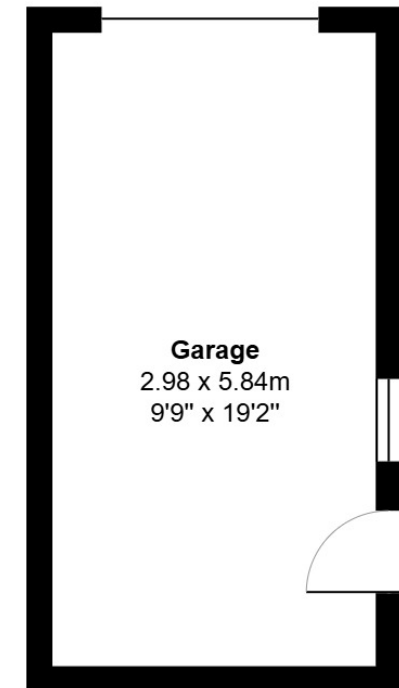
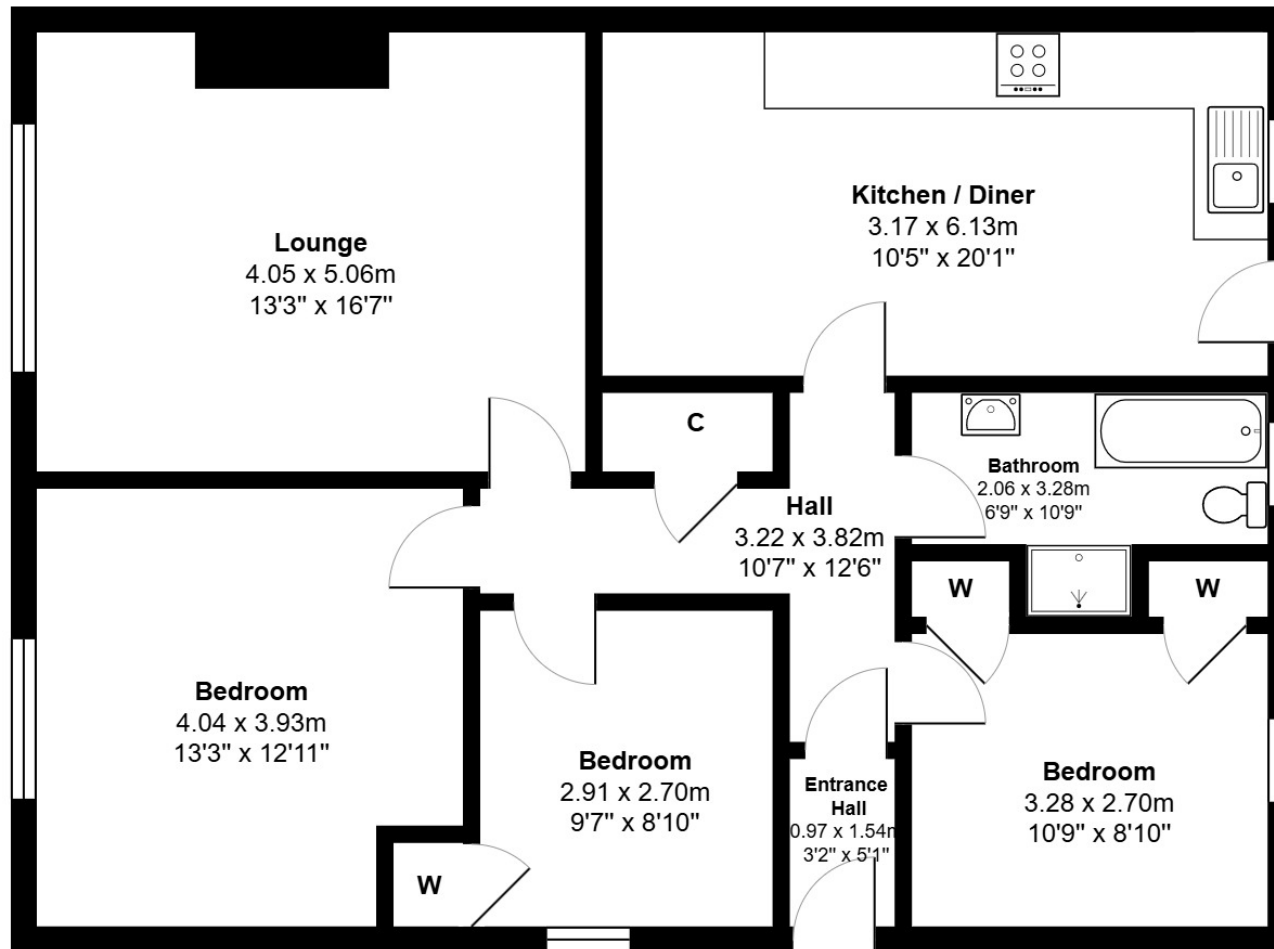
Bathroom



Rear Garden

## Floorplan

20 Kinmundy Gardens



## Directions

Travelling north from Aberdeen to Peterhead, take the third exit at the Invernettie roundabout on to the A982. Take the first left on Meethill Road continuing straight to the roundabout, taking the first exit on Kinmundy Road. Take the first left onto Kinmundy Gardens.

## Location

Peterhead is a coastal fishing town on the A90 approximately 30 miles north of Aberdeen which is ideal for commuting to the city, the airport and nearby towns such as Ellon. The town has a range of amenities including a variety of shops, supermarkets, restaurants, hotels, sporting facilities and a community centre. The town has good bus links to the city and surrounding areas. There is also a Park & Ride facility at Ellon which is popular with commuters. There is a range of primary schools and Peterhead Academy provides good secondary schooling. There is a fabulous golf course, a marina and a range of beaches in Peterhead and the surrounding area.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.