

# **Adam** **+ Flowerdew** **+ Reynolds**

**SOLICITORS + ESTATE AGENTS**



**First Class Day Nursery**  
**25 Windmill Street**  
**Peterhead AB42 1LH**

.We are delighted to offer For Sale this Privately Owned Established Day Nursery in Peterhead.

Located in the town centre this thriving nursery boasts generous sized inside space over 2 storeys and a large outside space with fantastic facilities.

Accommodating up to 30 children the nursery also operates a Breakfast Club and After School Care, as well as a Holiday Club during school holidays.

Currently registered with The Care Inspectorate and Childcare Choices

This is a fantastic opportunity to own a thriving, popular business.

## **Ground floor :**

### **Cloak Room /Play Area: 1.594m x 1.987m**

An inviting open space which offers cloakroom facilities and an inclusive play area.

### **Kitchen: 3.128m x 1.982m**

Well proportioned Kitchen with a good range of base and wall units. The boiler is housed in the kitchen.

### **Toilets : 2.864m x 2.883m**

Bright airy room with 3 cubicles and sinks.

### **Staff Toilet:1.761 x 0.946m**

Single toilet with sink.

### **Accessible toilet**

Situated next to the toilets to the right of the entrance vestibule.

### **2/3 years Playroom : 9.200m x 4.866m**

Large play area with natural light flow. Access to the outside space.  
Changing facilities.

### **Baby Room : 5.255m x 4.709m**

Nice spacious room with changing facilities and access to outside space.  
A large cupboard is located at the back of this room.

### **Upstairs :**

Large landing offers cloakroom facilities. And gives access to play area and office/staff room.

### **Office/Staff Room : 3.0m x 3.74m**

Well appointed room with a window and access to play room

### **Play Room :6.559m x 5.163m**

Open space with windows providing natural light, and fire exit access.

**Outside:** Fully enclosed gated garden which offers a variety of experiences/play options.

Gallery:



For further details or to book a viewing appointment contact:

**Adam Flowerdew & Reynolds Solicitors & Estate Agents**

**37 Broad Street**

**Peterhead. AB42 1JB**

**01779 404640**

**[tanya@afrsolicitors.com](mailto:tanya@afrsolicitors.com)**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.