

STEWART & WATSON

your **complete** property & legal service

10B LOVE LANE, PETERHEAD
AB42 1PT



Spacious 2 bedroom First Floor Flat

- Convenient central location
- Tastefully decorated throughout
- Gas central heating & double glazing
- Modern fitted bathroom
- Viewing highly recommended

Offers Over £68,500.00

Home Report Valuation £70,000.00

www.stewartwatson.co.uk

TYPE OF PROPERTY

This 2 bedroom first floor flat is situated in a convenient central location and offers a good-sized level of accommodation. The property has been tastefully decorated throughout and benefits from gas central heating and double glazing.

Entry into the property is via a wooden door which leads into the hallway. The Lounge is situated to the front of the property and has plenty of space for free standing furniture. The kitchen is fitted with a good range of base and wall units with matching worktop space. There is a built in electric oven, hob and stainless steel sink and room for a table and chairs. The bathroom is fitted with a modern 3 piece white suite comprising wc, wash hand basin and bath with an overhead electric shower. Bedroom 1 is situated to the front of the property with bedroom 2 to the rear. There is also a box room which is currently being used as a laundry room.

ACCOMMODATION

Entrance Hall

Lounge	17'8 x 11'0 (5.4m x 3.4m)
Dining Kitchen	12'08 x 11'02 (3.9m x 3.4m)
Bathroom	8'06 x 6'07 (2.59m x 2.00m)
Bedroom 1	12'05 x 10'09 (3.8m x 3.3m)
Bedroom 2	12'11 x 10'09 (3.9m x 3.3m)
Boxroom/Laundry Room	7'11 x 7'09 (2.4m x 2.4m)

Please note. All sizes taken at widest point.



Lounge





Kitchen



Bathroom



Bedroom 1



Bedroom 2



Box Room/Laundry Room

SERVICES

Mains water, drainage, gas & electric

Council Tax

Band A

EPC Banding

EPC= D

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference

NH/SD

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331