

# STEWART & WATSON

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**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***

***[www.stewartwatson.co.uk](http://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.

## **ENTRANCE**

This is made through a wooden door which leads into the hallway.

## **Lounge**

17'08 x 11'00  
(5.4m x 3.4m)



A partly glazed door leads into this spacious lounge. Window to front.

## **Dining Kitchen**

12'08 x 11'02  
(3.9m x 3.4m)



Fitted with wall and base units incorporating a built-in electric oven, hob and stainless steel sink. Space for dining table and chairs.

## **Bathroom**



Fitted with a modern 3 piece white suite comprising WC, Wash hand basin and bath with an overhead electric shower. Aqua panelling splashback.

**Bedroom 1** 12'05 x 10'09  
(3.8m x 3.3m)



This good sized bedroom is overlooking the front of the property.

**Boxroom/Laundry Room** 7'11 x 7'09  
(2.4m x 2.4m)



This room is currently being used as a laundry room which has shelves fitted.

**Bedroom 2** 12'11 x 10'09  
(3.9m x 3.3m)



This further bedroom overlooks the rear of the property.

**Council Tax**

Band - A

**EPC Banding**

EPC= D

**Entry**

By arrangement

**Viewing**

Contact our Peterhead office – 01779 476351

**E-mail**

[peterhead.property@stewartwatson.co.uk](mailto:peterhead.property@stewartwatson.co.uk)

**Offers**

All offers should be submitted in writing to our Peterhead office.

**Reference NH/JS**

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

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