

# STEWART & WATSON

your **complete** property & legal service

**69 MARISCHAL STREET, FLATS F, G, H & J,  
PETERHEAD, AB42 1PR**



## ***Rental Portfolio of 4 x 1 Bedroom Flats***

- ... Superb buy-to-let investment
- ... Rental income currently up to £1600 pcm
- ... Modern fitted kitchens and bathrooms
- ... Electric boiler central heating & D.G
- ... Viewings strictly by appointment

***Offers Over £160,000***

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

These 1 Bedroom Flats are being sold together as a portfolio and offer an excellent opportunity as a buy-to-let investment. The properties are conveniently situated in the town centre. The properties have been all been recently renovated throughout and feature modern fitted kitchens and shower rooms. They are all installed with electric boiler central heating and benefit from double-glazing

### Communal Entrance

A wooden door leads to a well-maintained internal stairwell for the flats.

## First Floor Landing – Flats F and J

### Flat F

#### Entrance Door

#### Hallway

Providing access to all other rooms.

#### Lounge

**12'11 x 9'0**(3.7m x 2.7m)

A good-sized lounge with window to front. Display alcove with built-under storage.



#### Dining Kitchen

**13'7 x**

**8'9**(4.2m x 2.7m)

Fitted with a range of modern wall and base units and features contrasting work-surfaces housing a stainless steel sink and drainer. A built-in cupboard houses the heating system and hot water tank.

### Flat J

#### Entrance Door

#### Hallway

Providing access to all other rooms.

#### Lounge

**13'6 x 11'5**(4.1m x 3.5m)



A good-sized lounge with a built-in cupboard housing the hot water tank and heating system.

#### Dining Kitchen

**12'11 x 8'9**(3.7m x 2.7m)



Fitted with a range of modern wall and base units and features contrasting work-surfaces housing a stainless steel sink and drainer.

### Bedroom 1

**10'8 x 8'3**(3.3m x 2.5m)



A good-sized bedroom which benefits from a large built-in double wardrobe with mirror sliding doors. Window to front.

### Bedroom 1

**12'9 x 8'6**(3.9m x 2.6m)

Double bedroom which features a built-in double wardrobe with mirror sliding doors.

### Shower Room

Fitted with a modern suite comprising WC, wash hand basin and shower compartment with electric shower. Extractor.

### Shower Room



Fitted with a modern suite comprising WC, wash hand basin and shower compartment with electric shower. Extractor.

## Second Floor Landining - Shared Stairwell to Flats H and G

### Flat H

#### Entrance Door

#### Hallway

A built-in cupboard housing the central heating system.

#### Lounge 12'11 x 10'8(3.7m x 3.3m)



A good-sized lounge with a built-in cupboard housing the hot water tank and heating system. Windows to front.

#### Dining Kitchen 11'1 x 8'10(3.4m x 2.5m)

Fitted with a range of modern wall and base units and features complementing work-surfaces housing a stainless steel sink and drainer. Benefits from 2 built-in cupboards, one housing the hot water tank.

#### Bedroom 1 12'9 x 7'7(at widest)(3.9m x 2.4m)

Double bedroom with window to front.

#### Bathroom



Fitted with a modern suite comprising WC, wash hand basin and bath with overhead electric shower. Splashback panelling.

### Flat G

#### Entrance Door

#### Hallway

Benefits from 2 built-in double cupboards, one housing the central heating system and hot water tank.

#### Lounge 13'0 x 9'8(3.9m x 3m)



A good-sized lounge overlooking the front of the property.

#### Dining Kitchen 11'3 x 9'2(3.4m x 2.8m)



Fitted with a range of modern wall and base units and features wooden effect work-surfaces housing a stainless steel sink and drainer. Benefits from a large built-in double cupboard.

#### Bedroom 1 12'10 x 6'1(3.7m x 1.8m)

Window to front.

#### Shower Room



Fitted with a modern suite comprising WC, wash hand basin and shower compartment with electric shower. Splashback tiling.

## OUTSIDE

There is a shared courtyard at the rear of the property.

## GENERAL INFORMATION

Subject to full occupation, the Landlord receives a combined rental income of £1600 per calendar month.

There is a further attic area which is believed to be suitable for conversion. Full Planning Permission had been granted for a 1 bedroom flat but this has now lapsed. Details of the expired application can be viewing APP/2006/0976. It would be the responsibility of any potential purchaser to obtain consents.

## ITEMS INCLUDED

All carpets, blinds and light-fittings are to be included in the sale of the property. There are additional items of furniture and appliances which will also be included. Further details can be obtained upon request.

### Council Tax

Flat F - Band A  
Flat G – Band A  
Flat H – Band A  
Flat J – Band A

### EPC Banding

Flat F - F  
Flat G - E  
Flat H - F  
Flat J - F

### Entry

If occupied, these properties will be sold with tenancy agreements in place but could be terminated upon appropriate written notice given.

### Viewing

Contact our Peterhead office – (01779) 476351

### Email

[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/HG

**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.**

The Property Shop, 2 Main Street, Turriff AB53 4AD  
59 High Street, Turriff AB53 4EL  
65 High Street, Banff AB45 1AN  
42/44 East Church Street, Buckie AB56 1AB  
35 Queen Street, Peterhead AB42 1TP

(01888) 563777  
(01888) 563773  
(01261) 818883  
(01542) 833255  
(01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH  
21 Market Square, Oldmeldrum AB51 0AA  
4 North Street, Mintlaw, AB42 5HH  
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm  
17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443  
(01651) 872314  
(01771) 622338  
(01542) 840408  
(01466) 792331