

STEWART & WATSON

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34 UGIE ROAD, PETERHEAD, AB42 1NA



3 Bedroom Self Contained First Floor Flat

- Popular Residential Area
- 3 Double Bedrooms
- Large Attic Room
- Exclusive Rear Garden
- Mains Gas C.H. & uPVC D.G.

Offers Over £75,000

Home Report Valuation £75,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom self-contained first floor flat would be ideal for first time buyers or as an investment and offers good accommodation for the price sought. There are uPVC windows and mains gas central heating. The spacious lounge has a feature fire surround and space for a table and chairs.

The kitchen is fitted out with light coloured wall and base units with contrasting brown worktops incorporating cream resin sink and free standing cooker. There are spaces for a washing machine and free standing fridge freezer.

The property offers three bedrooms, all of which are double sized and all benefit from built in storage. Bedrooms one and three are situated to the front of the property with bedroom two to the rear. The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath with instant demand shower above.

There is a steep staircase leading up to a large attic room that is fully floored and lined with power and light that could have a variety of uses. There is also a further floored attic space beyond the main attic room.

ACCOMMODATION

Entrance Hall & Stairs

Lounge	14'10 x 13'7 (4.53m x 4.15m)
Kitchen	10'6 x 9'6 (3.20m x 2.91m)
Bedroom 1	13'8 x 10'11 (4.19m x 3.34m)
Bedroom 2	13'10 x 10'10 (4.23m x 3.32m)
Bedroom 3	10'10 x 10'7 (3.30m x 3.23m)

Bathroom

Attic Room	23'4 x 14'4 (7.11m x 4.37m)
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Please note. All sizes taken at widest point.



Lounge



Kitchen



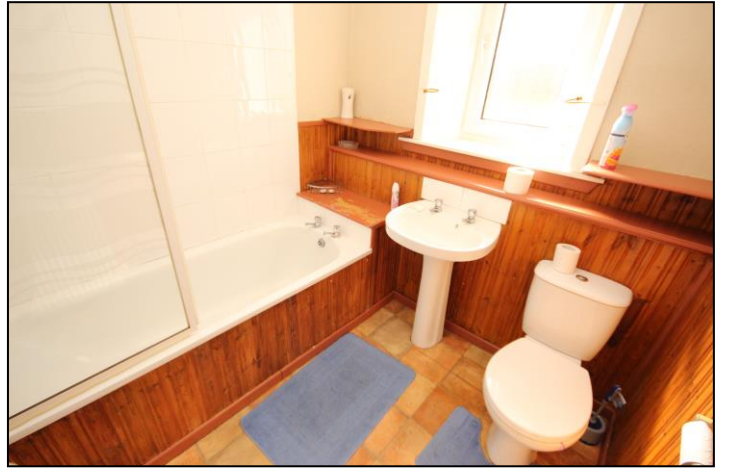
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Attic Room



Rear Garden

OUTSIDE

A shared path leads to the entrance of the property. To the rear of the property is an exclusive garden area with an area of grass with slabbed patio area and flower beds. There is also a wooden garden shed.

ITEMS INCLUDED

All carpets, floor coverings, light fittings, blinds and curtains. The wooden garden shed is also included in the sale.

Council Tax

Band = A

EPC Banding

EPC = D (67)

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/GD

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

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