

STEWART & WATSON

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**41 DUTHIE GARDENS, WATERSIDE
PETERHEAD, AB42 3FS**



2 Bedroom Ground Floor Flat

- Popular Residential Area
- Contemporary Décor Throughout
- Close to Local Amenities
- Allocated Parking
- Mains Gas C.H. & uPVC D.G.

Offers Over £110,000

Home Report Valuation £110,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a very well presented property finished in contemporary décor throughout and would make an ideal home for a first time buyer. The windows are double glazed with UPVC units and there is mains gas central heating. The lounge is situated at the front of the property and has all the fixtures and fitting for a wall mounted media system.

The kitchen is fitted with a range of light coloured units with wood effect worktop into which are fitted a stainless steel extra bowl sink, ceramic hob, under counter oven below and stainless steel extractor above. There are also spaces for washing machine, free standing fridge freezer and a table and chairs.

The family bathroom has a white three piece suite comprising toilet, wall hung whb and bath with thermostatic shower above.

Bedroom one is situated to the rear of the property and has a double, mirrored sliding door wardrobe. Bedroom two is situated to the front of the property. There is additional storage by way of two cupboard in the hall one of which has power and currently houses a tumble dryer.

ACCOMMODATION

Entrance Hall

Lounge	13'6 x 10'3 (4.12m x 3.14m)
Kitchen	13'3 x 7'10 (4.04m x 2.40m)
Bedroom 1	10'10 x 10'3 (3.30m x 3.14m)
Bedroom 2	9'4 x 8'9 (2.84m x 2.66m)
Bathroom	9'5 x 5'2 (2.87m x 1.58m)

Please Note: All sizes taken at widest point.



Lounge



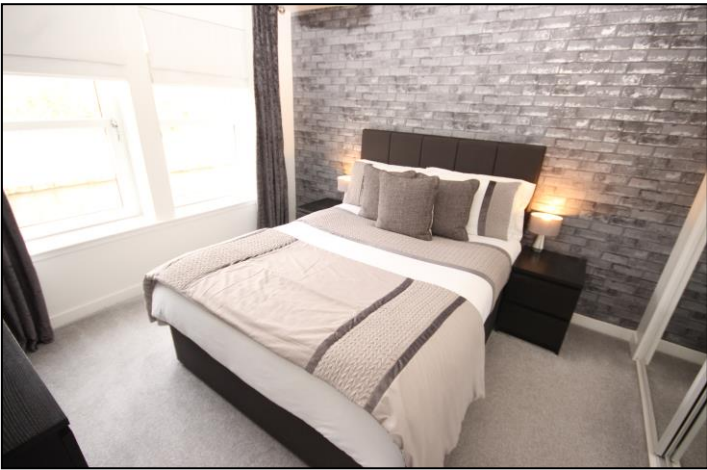
Kitchen



Lounge Alt



Kitchen Alt



Bedroom 1



Bedroom 2



Bathroom



Rear of Property

OUTSIDE

To the front of the property there is an allocated parking space. The garden grounds are communal and are factored.

ITEMS INCLUDED

All floor coverings, window dressings and light fittings.

Council Tax

Band = B

EPC Banding

EPC = B (82)

Entry

By arrangement

Viewing

Contact the owner Shaun on 07966 180 069 or 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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