

# STEWART & WATSON

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**FLAT D, 32 BROAD STREET**  
*PETERHEAD, AB42 1BY*



### *One-Bedroom Top Floor Flat*

- Spacious accommodation
- Central location
- Furnished/Gas central heating
- 334485/110/19441 EPC=C
- Entry by arrangement

***£450 per calendar month***

***Letting Agent Registration Number: 16692/110/31170***

***Landlord Registration Number - 334485/110/19441***

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

## FLAT D, 32 BROAD STREET, PETERHEAD, AB42 1BY

### GENERAL

Situated a few minutes walk from Peterhead town centre and Peterhead harbour area this one-bedroom top floor flat is available for lease on a furnished basis. The property benefits from a security entry system. It is believed that residents parking may be available from the local council.

### ACCOMMODATION

Entry to the property is via a secure communal door which leads into the communal hall and stairs, Flat D is located on the top floor of the building.

### Hallway

All rooms lead off the Hallway. A large walk-in cupboard houses the tumble dryer and benefits from shelving.

### Shower Room

Fitted with a 3-piece white suite comprising WC, WHB and shower compartment with electric shower. Partially tiled.

### Bedroom 1



Double bedroom with a range of bedroom furniture.

### Kitchen



Fitted with range of modern wall and base units incorporating a built-in gas hob, electric oven and

extractor hood. A free-standing fridge and washing machine are also included. Splash-back tiling.

### Lounge



Good sized, bright lounge with a range of furniture.

**Entry:** By arrangement

### Viewing

Contact our Peterhead office – 01779 476351

**E-mail** [peterhead.property@stewartwatson.co.uk](mailto:peterhead.property@stewartwatson.co.uk)

### Applications

To be made on our application form available from any of our offices and submitted along with two references, ID and a bank statement and pay slip.

### Terms

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

**Reference** NH/LW

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
59 High Street, Turriff AB53 4EL (01888) 563773  
65 High Street, Banff AB45 1AN (01261) 818883  
42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443  
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314  
4 North Street, Mintlaw, AB42 5HH (01771) 622338  
25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-5pm (01542) 840408  
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331