

STEWART & WATSON

your **complete** property & legal service

41 WATERMILL ROAD
Fraserburgh, AB43 9RH



2 Bedroom Ground Floor Flat

- Recently renovated in 2021
- Fitted kitchen and shower room
- Unfurnished
- Gas central heating and uPVC double glazing
- Front garden area and exclusive chipped stone area

£550 per month

Letting Agent Registration Number is LARN1904084
Landlord Registration Number is 623926/110/16111

www.stewartwatson.co.uk

TYPE OF PROPERTY

This recently renovated two bedroom ground floor flat is offered for lease on an unfurnished basis and benefits from uPVC double glazing and gas central heating.

ACCOMMODATION

On entering, a large walk in cupboard houses the meter box.

The lounge is front facing and a door gives access to the kitchen.

The kitchen, also front facing is fitted with high gloss units with contrasting worktop and stainless steel sink. There is a cooker and space for a fridge freezer as well as plumbing for a washing machine. A cupboard houses the Combi boiler.

The shower room comprises of curved shower cubicle, pedestal whb and toilet. Wetwall is fitted around the wash areas.

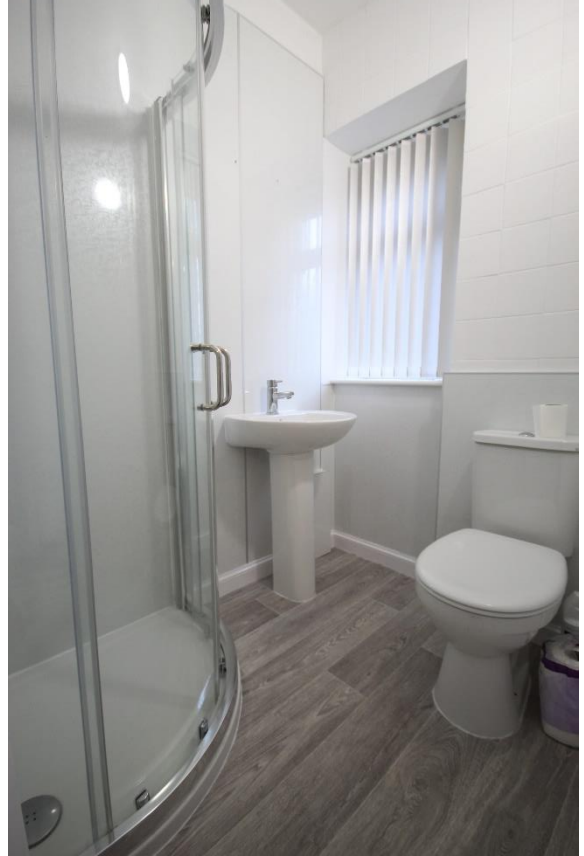
Both bedrooms benefit from fitted sliding door wardrobes with lighting.



Lounge



Kitchen



Shower room



Bedroom 1



Bedroom 2

OUTSIDE

The front garden belongs to this flat. The rear garden has an exclusive chipped stone area with rotary clothes dryer.



Exclusive area of chipped stone

Council Tax

Band A

EPC Banding

EPC = C (71)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Email: Fraserburgh.property@stewartwatson.co.uk

Applications

To be made on our application form available from any of our offices and submitted along with two references.

Landlord Registration Number

623926/110/16111

Terms

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

Reference AJM/VA

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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