

STEWART & WATSON

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9 NEW STREET, PETERHEAD
AB42 1JZ



3 Bedroom Self Contained Ground Floor Flat

- Semi Open Plan Kitchen and Lounge
- New Kitchen Installed Summer 2021
- Close to Range of Amenities
- Three Double Bedrooms
- Mains Gas C.H. & uPVC D.G.

Fixed Price £65,000

Home Report Valuation £70,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This property is situated near the town centre of Peterhead close to a range of amenities. The property benefits from mains gas central heating and uPVC double glazing.

Accessed by its own front and rear doors the property would be ideal for first time buyers, or a property investor looking for a buy-to-let, and offers good accommodation for the price sought.

The kitchen was renovated in the summer of 2021 and is fitted out with matt grey wall and base units with contrasting black worktops, incorporating stainless steel sink, ceramic hob with under counter oven and stainless steel extractor above. To the rear of the property there is a cupboard that houses the central heating boiler and is plumbed for a washing machine. The kitchen also hosts a breakfast bar area opening into the lounge.

The property has three double bedrooms. The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath with thermostatic shower above.

ACCOMMODATION

Entrance Hall

Lounge	13'9 x 10'7 (4.20m x 3.24m)
Kitchen	11'10 x 13'10 (3.62m x 4.22m)
Bathroom	8'5 x 5'4 (2.58m x 1.64m)
Bedroom 1	13'11 x 7'10 (4.26m x 2.39m)
Bedroom 2	13'11 x 7'9 (4.26m x 2.36m)
Bedroom 3	11'11 x 8'7 (3.64m x 2.62m)

Please Note. All sizes taken at the widest point.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Breakfast Bar Area



Rear of Property

OUTSIDE

Access to the rear of the property is from the kitchen or by a lane to the side of the property.
The courtyard is shared and there are two shared outbuildings.

ITEMS INCLUDED

All floor coverings, light fittings and window dressings.

Council Tax

Band = B

EPC Banding

EPC= D (59)

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

JB/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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