

# STEWART & WATSON

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**4 BATTERY PARK, PETERHEAD**  
*AB42 1LE*



### *3 Bedroom Self Contained First Floor Flat*

- Sea Views
- Three Double Bedrooms
- Exclusive Garden Area
- EPC = C (78)
- Mains Gas C.H. & uPVC D.G.

***Offers Over £85,000***

***Home Report Valuation £85,000***

***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 bright & spacious lounge has sea views.

The kitchen is fitted out with wood effect wall and base units with contrasting black worktops & splashbacks incorporating stainless steel sink, ceramic hob and eye level microwave with oven below. The following items are integrated, washing machine, tumble dryer and fridge freezer.

The property offers three bedrooms, all of which are double in size. Bedrooms one and three are situated to the front of the property and have sea views. Bedroom two is situated to the rear.

The bathroom has a white three piece suite comprising toilet, pedestal wash hand basin and bath with instant demand shower above.

## **ACCOMMODATION**

### **Entrance Hall**

<b>Lounge</b>	<b>16'1 x 12'6</b> (4.90m x 3.83m)
<b>Kitchen</b>	<b>9'3 x 8'9</b> (2.82m x 2.67m)
<b>Bedroom 1</b>	<b>12'4 x 12'0</b> (3.77m x 3.67m)
<b>Bedroom 2</b>	<b>11'10 x 8'9</b> (3.60m x 2.67m)
<b>Bedroom 3</b>	<b>12'4 x 8'6</b> (3.77m x 2.60m)
<b>Bathroom</b>	<b>8'3 x 5'8</b> (2.52m x 1.75m)

**Please Note. All sizes taken at widest point.**



**Lounge**



**Kitchen**



**Kitchen Alt**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



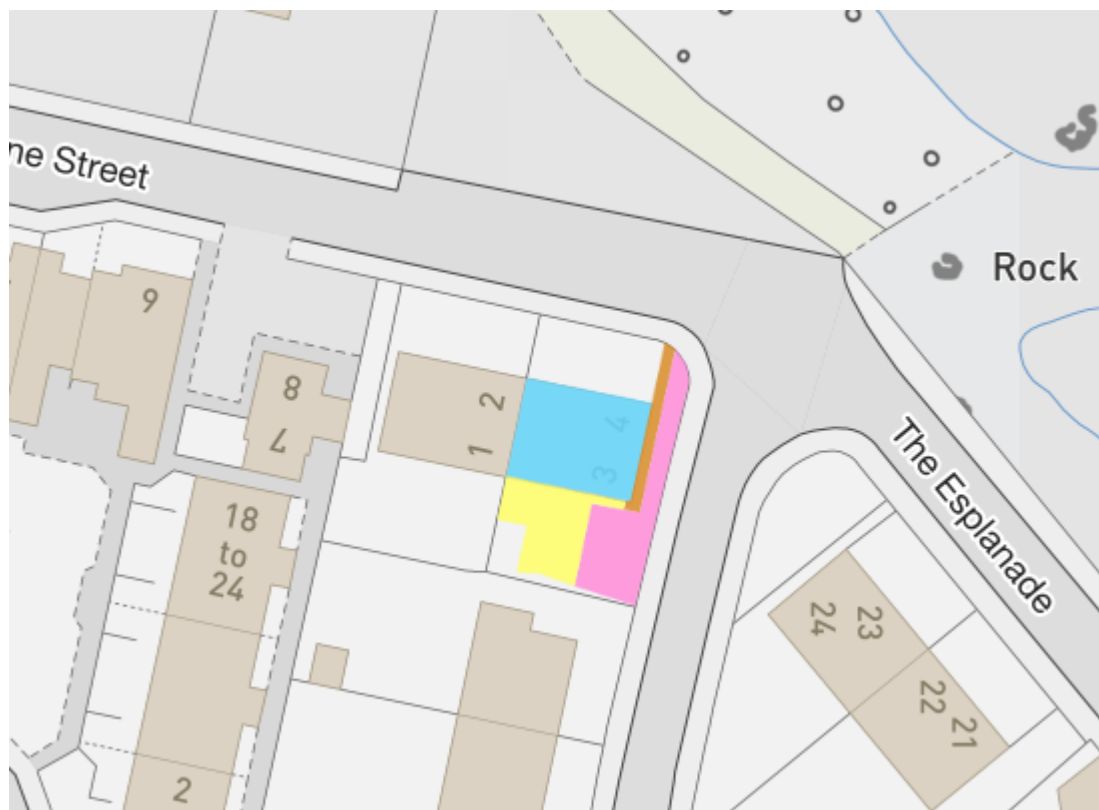
**Bathroom**



**Rear Garden**

## OUTSIDE

A shared path leads to the entrance of the property. There is an area of exclusive garden to the side and rear (marked in pink on the title plan below) and a shared drying green (marked in yellow on the title plan below) to the rear.



## ITEMS INCLUDED

All carpets, floor coverings, light fittings and window dressings.

**Council Tax** Band = A

**EPC Banding** EPC = C (78)

**Entry** By arrangement

**Viewing** Contact our Peterhead office – (01779) 476351

**Email** [peterhead.property@stewartwatson.co.uk](mailto: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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