

STEWART & WATSON

your **complete** property & legal service

7 SKELTON STREET, PETERHEAD
AB42 1HR



3 Bedroom Mid Terrace Property

- Close to a Range of Local Amenities
- Dining Kitchen
- Two Double Bedrooms & a Single
- Shared Rear Courtyard
- Mains Gas C.H. & uPVC D.G.

Offers Over £95,000

Home Report Valuation £105,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom mid terrace property is situated in a popular residential area of the town and is close to the town centres amenities. There is gas central heating and double glazing throughout. The lounge is situated to the front of the property.

The dining kitchen is fitted with a hi-gloss white units at base and eye level with contrasting black worktops incorporating black resin sink and free standing cooker with pull out extractor above. There are spaces for two under counter appliances, free standing fridge freezer and ample room for a table and chairs.

The bathroom has a white three piece suite comprising bath with shower fitting above, pedestal whb and toilet.

There are two double bedrooms and a single on the first floor. Bedroom one is located to the rear of the property with bedrooms two and three being located to the front.

ACCOMMODATION

Entrance Hall

Lounge	14'10 x 11'10 (4.53m x 3.63m)
Dining Kitchen	18'5 x 8'8 (5.62m x 2.65m)
Bedroom 1	12'4 x 11'0 (3.78m x 3.36m)
Bedroom 2	11'6 x 9'6 (3.52m x 2.91m)
Bedroom 3	7'10 x 6'6 (2.41m x 1.98m)
Bathroom	9'7 x 5'6 (2.93m x 1.68m)

Please note. All sizes taken at widest point.



Lounge



Kitchen



Kitchen Alt



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Shared Rear Courtyard

OUTSIDE

To the rear of the property is a shared courtyard.

ITEMS INCLUDED

All floor coverings, light fittings and window dressings.

Council Tax

Band = A

EPC Banding

EPC = D (58)

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 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

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331