

STEWART & WATSON

your **complete** property & legal service

**2 QUEEN STREET
ROSEHEARTY, AB43 7JN**



2 Bedroom First Floor Flat

- Large lounge
- Fitted kitchen
- Bathroom
- Oil central heating
- Large garden with shed

EPC = E

£450 per month

Letting Agent Registration Number is LARN1904084

Letting Agent Registration No. 11692/110/31170

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are offering for let this two bedroom first floor flat located within a residential area of the village of Rosehearty.

Enter via external door which opens to a staircase leading to the first floor. A Georgian style door opens to the landing and all accommodation.

The kitchen has wall and base units with a light worktop in to which is fitted a cream sink below the kitchen window. There is an oven with extractor fan above, breakfast bar offering seating for up to four people comfortable and there are spaces for kitchen appliances as well as room for a fridge freezer.

The bathroom is fitted with a 3 piece suite comprising corner bath with a handheld shower above, pedestal whb and toilet. Walls are fully tiled.

The lounge is of good size and has a small built in cabinet at height.

The first bedroom has a fitted corner desk, storage cupboard and there is a wooden wardrobe to make use of.

This property benefits from having an Oil central heating system.

ACCOMMODATION



Lounge



Kitchen





Bathroom



Bedroom 1



Bedroom 2

OUTSIDE

There is a large garden area mainly set in lawn with a garden shed. A gate opens to a path leading up to the external door of the property.

Council Tax

Band A

EPC Banding

EPC = E (48)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

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
127809/110/16550

Terms

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

Requirement of £450 deposit and £450 first months rent to be paid prior to lease commencing.

Reference NH/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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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 1pm -4pm	(01542) 840408
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