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30 ST MARY STREET, PETERHEAD
AB42 1TB



2 Bedroom Self Contained Ground Floor Flat

- 2 Double Bedrooms
- Dining Kitchen & Utility Room
- 2 Storey Outhouse, Shed & Garage
- uPVC Triple Glazing to the Front & D.G. to the Rear
- Mains Gas C.H. – New Boiler Fitted December 2024

Offers Over £82,500

Home Report Valuation £95,000

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TYPE OF PROPERTY

This two bedroom self-contained ground floor flat is located in a central location within Peterhead close to a range of local amenities. The property benefits from triple glazing to the front, double glazing to the rear and mains gas central heating.

The bright and spacious lounge is located to the front of the property with an electric feature fireplace and two windows.

The dining kitchen is of good size with light wood effect wall and base units with complementary light brown worktops incorporating cream extra bowl sink, induction hob, eye level microwave with double oven below, under counter fridge and dishwasher which are both to stay. The utility room is fitted with cream wall and base units with cream worktops incorporating a stainless steel sink. There are spaces for a washing machine, fridge freezer and tall freezer, all of which are to stay.

The bathroom has a four piece suite consisting of a white toilet, cream spa bath, cream corner shower with thermostatic shower overhead and a cream vanity wash hand basin.

Bedroom one located to the front of the property has alcoves either side of the bed and a walk in wardrobe. Bedroom two located to the rear of the property has a 3 door, 3 upper door built in wardrobe and shallow shelved cupboard.

ACCOMMODATION

Entrance Vestibule & Hall

Lounge	18'2 x 13'0 (5.55m x 3.98m)
Dining Kitchen	12'6 x 11'3 (3.82m x 3.45m)
Utility Room	9'0 x 9'0 (2.75m x 2.75m)
Bathroom	10'2 x 8'9 (3.12m x 2.69m)
Bedroom 1	12'4 x 13'0 (3.78m x 3.97m)
Walk In Wardrobe	9'1 x 7'2 (2.76m x 2.18m)
Bedroom 2	12'4 x 12'5 (3.78m x 3.80m)
Outhouse Ground Floor	13'2 x 10'2 (4.02m x 3.10m)
Outhouse First Floor	19'0 x 10'9 (5.79m x 3.29m)

Please note. All sizes taken at widest point.



Lounge



Dining Kitchen



Utility



Bathroom



Bedroom 1



Walk In Wardrobe



Bedroom 2



Outhouse

OUTSIDE

To the rear of the property is a block built work shed. A two storey outhouse the ground floor has 2 double glazed windows to the side, double glazed door, power, light and water. The first floor is accessed by external stairs and has 4 small double glazed windows, double glazed door with power and light. There is a garage (18'10 x 10'4 (5.74m x 3.15m)) with an up and over door. The garden area to the rear is shared with the upstairs property.

ITEMS INCLUDED

All floor coverings, window dressings and light fittings. Also included are the undercounter fridge, dishwasher, washer dryer, tall freezer and fridge freezer.

Council Tax

Band C

EPC Banding

EPC = D (68)

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/GBD

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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