

STEWART & WATSON

your **complete** property & legal service

59 BERRYDEN ROAD, PETERHEAD
AB42 2FF



End Terraced 2 Bedroom Dwellinghouse

- Ideal First Time Home
- Ready To Move Into Condition
- Front and Back Gardens
- Gas Central Heating & Double Glazing
- Close to Local Amenities

Offers Over £105,000
Home Report Valuation £105,000
www.stewartwatson.co.uk

TYPE OF PROPERTY

Located in a well established residential area of town, this two bedroom end terraced house offers a great opportunity to get onto the property ladder. In well presented condition on the ground level there is a spacious Lounge, Shower Room and fully fitted Kitchen, which has a good range of base and wall units, space for a fridge freezer, plumbing for a washing machine and built in hob and oven.

On the upper level there are tow good sized double bedrooms, both with built in cupboards and a family bathroom.

Berryden Road is situated close by to a number of amenities including local shops and Dales Park Primary School. A good local bus service runs into the town centre.

ACCOMMODATION

Entrance Hall

Lounge	16'6 x 10'5 (5.05m x 3.19m)
Kitchen	10'5 x 8'8 (3.18m x 2.66m)
Shower Room	8'11 x 2'11 (2.73m x 0.90m)
Bedroom 1	14'9 x 10'7 (4.51m x 3.25m)
Bedroom 2	13'6 x 10'7 (4.14m x 3.25m)
Bathroom	6'2 x 6'0 (1.88m x 1.85m)

Please note. All sizes taken at widest point.



LOUNGE

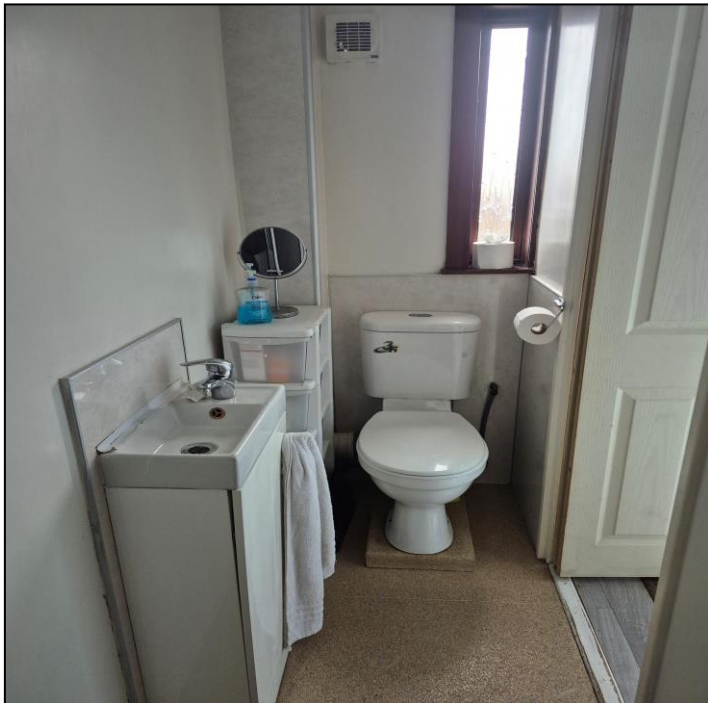




KITCHEN



KITCHEN ALT



SHOWER ROOM



BEDROOMS 1 & 2, FAMILY BATHROOM



REAR GARDEN

OUTSIDE

To the front of the property there is a enclosed garden area laid mostly to lawn and to the rear the enclosed garden area in laid to slabs and easy to maintain. The garden shed will be included in the sale price.

SERVICES

Mains gas, electric, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings, blinds and shed in the garden.

Council Tax

Band B

EPC Banding

EPC= C

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/SD

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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(01888) 563773
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(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408
(01466) 792331