

STEWART & WATSON

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26A ST MARY STREET, PETERHEAD
AB42 1TB



First Floor 2 Bedroom Flat

- Central location
- Some original features
- Ideal buy to Let/First Time Home
- Shared garden
- Gas central heating/Double glazing

Offers Over £60,000

Home Report Valuation £60,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This 2 bedroom first floor flat has retained some of its original features including internal doors, coving and high ceilings.

On entering the flat in the hallway there are two storage cupboards.

The Lounge has a window to the front with two shelved cupboards.

The galley type kitchen has a round stainless steel sink and drainer, integrated oven and hob, space for a fridge freezer, plumbing for a washing machine and a good range of base and wall units.

Bedroom 1 is situated to the rear and is a good sized double room with 2 built in cupboards, one housing the boiler.

The bathroom comprises of a white wc, wash hand basin and bath.

Bedroom 2 is situated to the front of the property.

ACCOMMODATION

Entrance Hall

Lounge	14'2 x 13'8 (4.34m x 4.19m)
Kitchen	8'10 x 6'2 (2.70m x 1.90m)
Bedroom 1	12'8 x 11'8 (3.87m x 3.58m)
Bedroom 2	10'7 x 8'5 (3.24m x 2.59m)
Bathroom	6'5 x 4'11 (1.98m x 1.50m)

Please note. All sizes taken at widest point.



LOUNGE



KITCHEN



BATHROOM



BEDROOM 1



BEDROOM 1 ALT



BEDROOM 2

OUTSIDE

There is a shared garden to the rear.

SERVICES

Mains gas, electric, water and drainage.

ITEMS INCLUDED

All fitted floor coverings, light fittings and blinds

Council Tax

Band A

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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