

STEWART & WATSON

your **complete** property & legal service

13 HOPE STREET, PETERHEAD
AB42 1HJ



1 Bedroom Ground Floor Flat

- Own Front & Back Door
- Good Sized Rooms
- Gas Central Heating & Double Glazing
- Central Location
- Close to Local Amenities

Offers Over £60,000

Home Report Valuation £60,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are pleased to bring to the market this well maintained 1 bedroom ground floor flat. The property benefits from gas central heating, double glazing and has the added benefit of having its own front and back doors. The lounge is situated to the front of the property and has a large window which gives the room its spacious appearance. The dining area and kitchen are open plan onto the lounge and the galley style kitchen has a great range of base and wall units with matching worktop space. This whole area is a great place for entertaining and enjoying time with friends and family. To the rear of the property there is the added bonus of having a utility areas which has plumbing for a washing machine and houses the boiler. The bathroom has a white corner shower cubicle, bath, wc and wash hand basin. The doubled bedroom is of a good size with a window to the rear and fitted wardrobes.

Hope Street is in a central location of Peterhead, within walking distance of a number of amenities, including supermarket, primary & secondary schools, local shops, bars and hotels and community centre.

ACCOMMODATION

Entrance Vestibule

Lounge/Dining Area	19'7 x 11'10 (5.99m x 3.62m)
Kitchen	11'10x 7'5 (3.61m x 2.28m)
Bathroom	10'1 x 4'7 (3.08m x 1.42m)
Bedroom 1	11'10 x 9'6 (3.61m x 2.91m)

Please note. All sizes taken at widest point.



Lounge





Dining Space



Dining Space alt



Kitchen



Kitchen alt



Bedroom



Bedroom alt



Utility Area & Bathroom

OUTSIDE

To the rear there is a shared garden and shed.

SERVICES

Mains water, drainage, electric and gas.

ITEMS INCLUDED

Council Tax

Band A

EPC Banding

EPC=D

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

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