

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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9D CATTO CRESCENT PETERHEAD AB42 1RN **Offers over £55,000**



We are pleased to offer for sale this 1st floor flat in Peterhead, within walking distance of a range of local amenities, including primary and secondary schools and shops. The property is an excellent investment opportunity, the current owners have let the property out for the last several years.

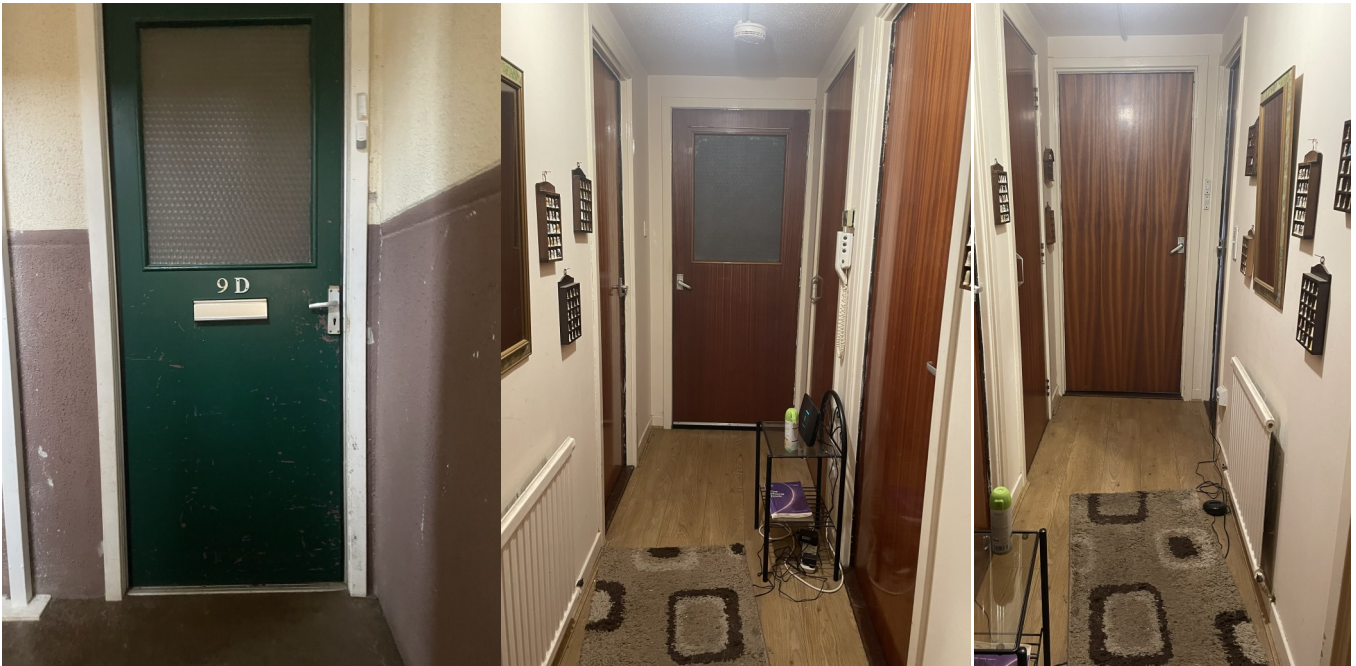
The flat benefits from gas central heating and double glazing throughout. Accommodation comprises entrance hall, walk in cupboard, lounge, kitchen, 2 double bedrooms and bathroom. Viewing recommended to see potential.

Entrance hall (1.25m x 1.80m) with Walking cupboard (1.8m x 0.65)

Large storage cupboard with shelves for extra space.

Hallway (1.00m x 3.77m)

Wooden laminate flooring, two ceiling lights, cupboard with shelves, fuse box and meter readers. Leads to 2 large cupboards with shelves and electric socket as well as the rest of the rooms in the apartment.



Bedroom 1 (2.80m x 2.58m)

Spacious room with window facing rear of the building. Wooden laminate flooring, electric sockets and ceiling light.



Bedroom 2 (2.60m x 3.59m)

Another spacious room with built-in cupboard and front facing window. Wooden laminate flooring, electric sockets and ceiling light.



Bathroom (3.01m x 1.48m)

Three piece white bathroom suite and bright tiled flooring. Beige marble effect wet wall panels all over the bath and sink area, shower, ceiling light and extraction fan.



Living Room (3.42m x 4.66m)

This is spacious room with a large window to the front of the building, and access to the kitchen. Wooden laminate flooring, ceiling light and electric sockets.



Kitchen (2.67m x 3.26m)

The kitchen is fitted with wood effect wall and base units finished with bright work-tops. Window facing to the side of the building. Vinyl wooden effect flooring and white tiled walls around the base units area. Electric sockets and 3-bulb spot light.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INCLUDED IN THE SALE

All flooring, glass unit in the living room, fridge-freezer, 2 white wardrobes.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

You can find all of our properties at www.forbesproperty.co.uk