

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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84D QUEEN STREET

PETERHEAD AB42 1TT

OFFERS OVER £50,000



Here is a fantastic opportunity for a first time buyer or for someone looking to add to their rental portfolio to purchase this quirky 1880s two bedroom first floor flat in a residential location within the busy fishing town of Peterhead.

The entrance to the property is accessed from the lane at the side of the property which leads to the shared garden, you go up the first set of stairs where you have a small entrance foyer. The flat comprises of a living room, bathroom, kitchen and 2 bedrooms.

Located near the centre of Peterhead —close to all local amenities, bus stops, hotel, café, church, school with on the street parking.

The flat benefits from Double Glazing and Gas Heating.

Band **(C)** on the EPC scale.

Hallway

The hallway is very quirky with the different shapes of the doors which give access to all of the rooms in the flat. The hall comprises of a dark carpet, ceiling light, power sockets and the walls are painted white.



Bedroom one

This bedroom is to the left hand side as you walk into the flat. The room comprises of a dark carpet, a slimline window with a street view, ceiling light and a good size radiator. Walls are papered and painted in a neutral colour.



Bedroom Two

The larger room out of the two is the second bedroom which is allocated on the left hand side of the hallway with a larger window giving this room plenty of natural light and also has a street view. There is two alcoves in this room where you could put in shelves or you could put lights inside the arch part and a table area and turn into a dressing table the ideas are endless. The room comprises of a central ceiling light and a radiator. The walls are papered and painted in a neutral colour.



Living room

This good size room is at the rear of the property with a large window giving you a garden view. This room has a central ceiling light, radiator and gives access to the kitchen. The walls are papered and painted in neutral colour.



Kitchen

The kitchen is accessed from the living room and comprises of the boiler, built-in hob and oven with small window but it gives in plenty of light to this compact cozy space. The wall and base units are white with light wood effect worktop and a dark vinyl flooring.



Bathroom

The bathroom comprises of a 3 piece white bathroom suite with the toilet being tucked away this utilises the space giving you more room for a full size white bath with a electric shower. This room has a central ceiling light and a radiator. The tiles surrounding the bath/ shower area are white and the walls painted cream gives this room a fresh look with a dark vinyl just finishes off the room with a bit of warmth.





Cupboard

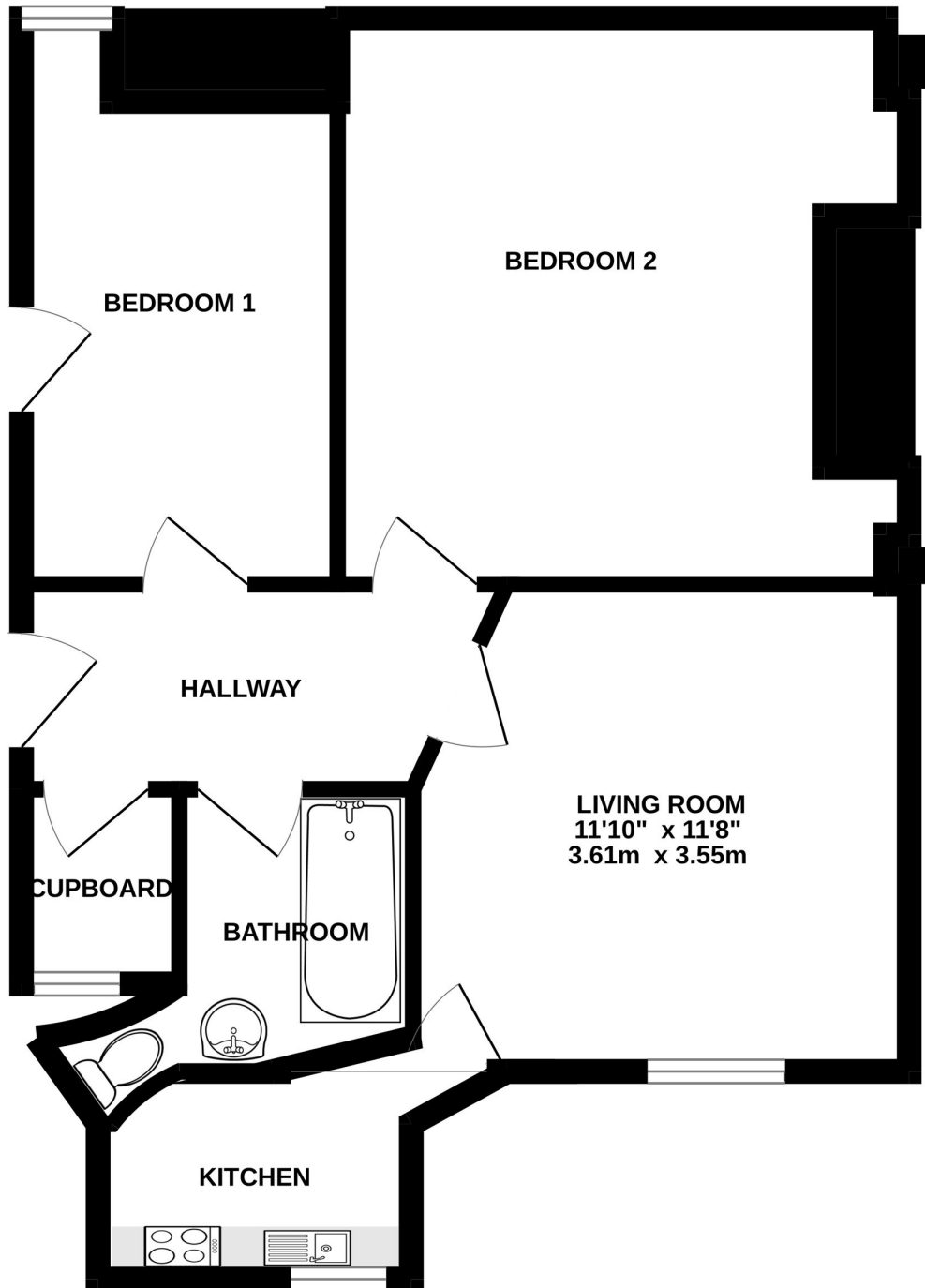
This walk in storage cupboard is located beside the front door which is ideal for holding all your larger cleaning equipment and iron board or utilize more from this cupboard by hanging jackets and storing shoes.

Garden

This enclosed garden area is a shared garden with the other tenants the out buildings would have had separate areas and allocated to each flat. when this building was originally built there purpose would have been either wash houses or outside toilets.



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.

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

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.

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