

# FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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## 22A North Street

### Peterhead AB42 1JS

## OFFERS OVER £100,000



We are delighted to offer for sale this fantastic three-bedroom 1st floor maisonette. Entrance to this property is gained from rear, up the stairs.

The property comprises a living room with an open kitchen, a bathroom, and a master bedroom with an ensuite, as well as a lounge, laundry room, and a staircase to the upper floor. This property features two double bedrooms on the upper level.

Located near Peterhead's town centre close to all local amenities, bus station, banks, restaurant's, schools and tourist attractions.

The house has double glazing and gas central heating.

Band D on the EPC scale. This flat would make an ideal first time buyers property or for someone looking to add to their rental portfolio.

## **Utility room**

The front door opens into a light utility room with a view of the sea, leading to the hallway. This room has sea view.

There is oak-coloured wooden flooring, a ceiling light, magnolia walls, and power sockets - appliances included in the matter of discussion.

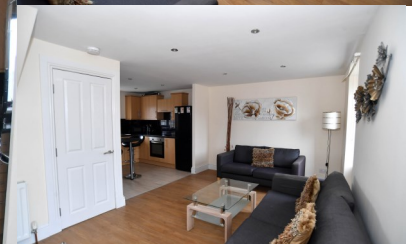
## **Ground Floor Hallway**

The Hallway is very spacious. Coming off the hallway is the stairs, living room with kitchen/dining, bathroom and the master bedroom with ensuite. There is built-in storage under the stairs, 2 wall lights, thermostat for the heating, doorbell intercom, smoke alarm, radiator and has a wooden oak-coloured floor.



## **Living Room (5.14m x 3.07m)**

This is a large living room with an open kitchen and the dining area. It is light and airy with 2 large front facing windows. There is lots of spot lights and double radiator. Other features include—8 spot lights, wooden floor, beige walls and plenty open space.



## **Kitchen (2.77m x 2.19m)**

The kitchen units are wooden, black worktops accompanied by black wet wall around the kitchen wall area and wooden floor which flows through into the dining area. There is a large kitchen window and 4 ceiling spotlights. The kitchen also comprises a integrated oven, a large hob with a good size built-in extractor fan, integrated fridge/freezer and plenty of storage.



## **Master Bedroom (4.00m x 3.07m)**

A spacious bedroom with front facing, good size window. This bedroom is located downstairs and also comprises an ensuite, large wardrobe with mirror doors, oak-coloured wooden floor, and magnolia walls.



## **En Suite**

The ensuite is just off the master bedroom has a shower cubicle, a 2 piece bathroom suite, radiator, spotlights, oak-coloured flooring and beige colour walls.

## **Bathroom (2.82m x 1.63m)**

This is a spacious family bathroom with a large window which allows a lot of light in. The bathroom comprises a 3 piece white bathroom suite which includes a toilet, sink, and good size bath with an electric shower. There is also 4 ceiling spot lights, radiator, beige wooden effect wall tiles, white walls and built-in storage units with dark worktops which holds the sink and toilet.



## **Upper floor**

Stairs and landing leads to—bedrooms 2 & 3.  
Carpeted with a grey/ brown, patterned carpet, ceiling light.

## **Bedroom 2 (4.28m x 4.05m)**

A good size room with double wardrobe and window which opens up this room to plenty of light. The bedroom comprises a radiator, wooden flooring and neutral coloured walls.



### **Bedroom 3 (4.28m x 4.03m)**

This good size room has front facing window with the street view. There is large wardrobe, storage cupboards, ceiling spot lights, radiator, wooden flooring and bright walls.

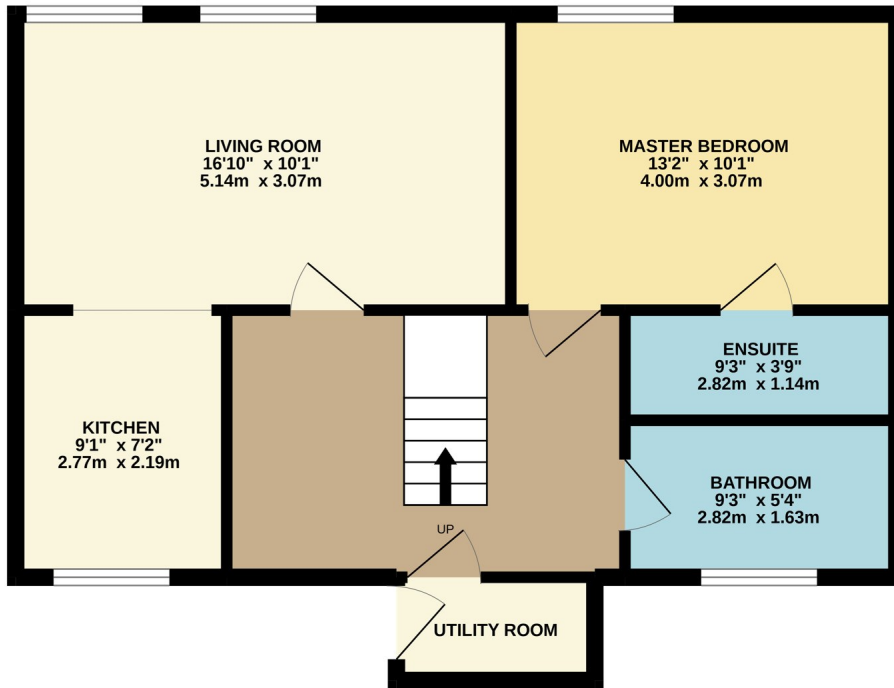


### **Shared rear garden**

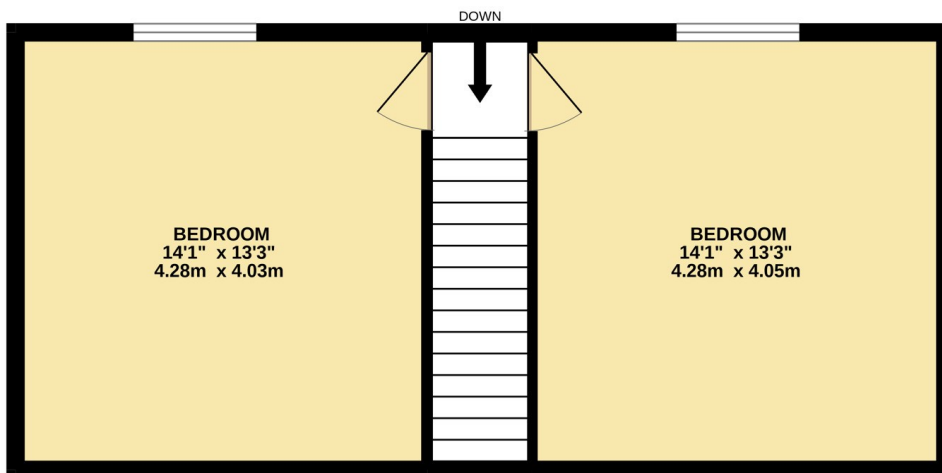
This is a shared garden with an additional outside storage space underneath the maisonette leading stairs.



GROUND FLOOR



1ST FLOOR



## **INCLUDED IN THE SALE**

All flooring, blinds. Built-in appliances and TV's— matter of discussion.

**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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