

19C GEARY PLACE, PETERHEAD, AB42 2RG

OFFERS OVER £45,000



We are pleased to offer for sale this 1 bedroomed Flat in a popular residential area of Peterhead and close to a local school and amenities. The property comprises 1 Double Bedroom, Lounge, Kitchen, Shower Room, ample storage throughout, double glazing and electric panel heating. There is a communal drying area and garden to rear of the property. Off street parking. Ideal property for first time buyers or buy to let.

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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Lounge 9'7" x 13'3" (2.93m x 4.05m) at widest

Lounge area with TV point. Carpeted flooring. Window to side of property.

Kitchen 8'0" x 6'7" (2.44m x 2.01m)

Wall and floor units. Electric hob, extractor fan, cooker and washing machine. Breakfast bar. Partially tiled walls. Tiled flooring. Window to side of property. All white goods to remain.

Bedroom 10'1" x 8'2" (3.08m x 2.50m)

Double bedroom, TV point. Carpeted flooring. Window to rear of property. Built-in double mirrored wardrobe.

Shower Room 4'2" x 4'11" (1.28m x 1.51m)

White 2 piece suite comprising of toilet, wash hand basin. Electric shower cubicle. Tiled flooring. Mirror and glass shelving above wash hand basin.

Outside Area

Communal drying area and garden areas to rear gardens. Off-street parking.

Home Report available (fee may apply)

EPC Rating – D

Viewing

Viewing is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.