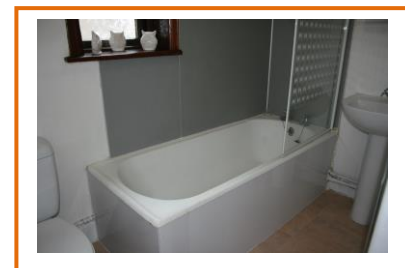
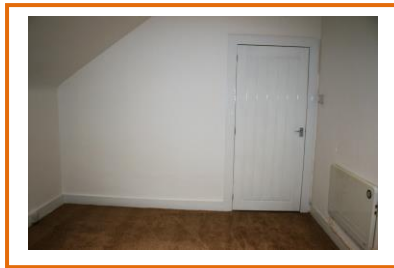
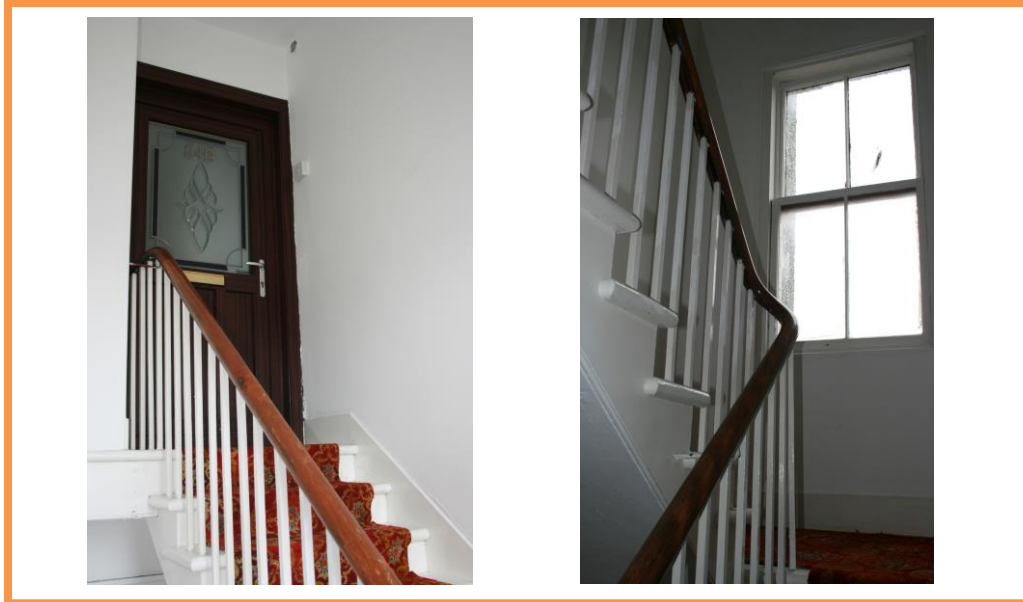


NEW REDUCED PRICE

84B QUEEN STREET, PETERHEAD, AB42 1TT

OFFERS AROUND £55,000



We are pleased to offer for sale this newly renovated, spacious 2 bedroom, 2<sup>nd</sup> floor flat, in move in condition. The property comprises Lounge, Kitchen, 2 Bedrooms, Bathroom, double glazing and electric panel heaters. There is a shared garden area to the rear of the property.

The property is within walking distance of the town centre, a range of shops, the hospital and the community centre. Primary and Secondary schools within walking distance. Peterhead is within commuting distance to Aberdeen and Fraserburgh.



JOHN ADAM **PARTNER**  
STUART FLOWERDEW **PARTNER**  
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. 50301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

### Lounge

Large lounge. High ceiling. New carpeted flooring. Window to front of property. TV and phone points.

### Kitchen 7'7" x 13'4" (2.32m x 4.07m) at widest

Wide range of floor and wall units. Window to rear of property. New linoleum flooring. Partly aqua paneled walls. Oven and electric hob and extractor fan. Washing machine, fridge-freezer to remain. Downlighters. Cupboard housing water tank.

### Bathroom 4'3" x 7'6" (1.30m x 2.31m)

Situation to the side of the property. White three piece suite comprising of toilet, wash hand basin and bath with overhead electric shower. Partly aqua paneled walls. New linoleum flooring. Mirrored vanity unit above sink. Heated towel rail. Window to side of the property.

### Bedroom One 11'9" x 9'9" (3.59m x 2.98m)

Double bedroom. Window to rear of property. New carpeted flooring.

### Bedroom Two

Single bedroom. Velux window to front of property. New carpeted flooring.

### Other

Newly decorated and carpeted throughout. Fitted with all new internal doors. Three large cupboards in hallway. All light fittings, blinds and flooring to remain.

Home Report available (fee may apply)

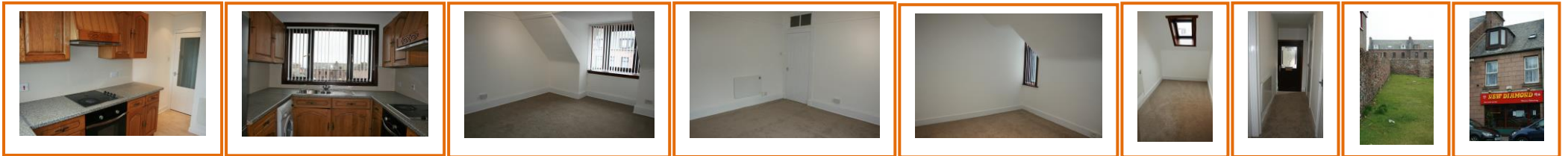
EPC Rating – F

### Outside Area

There is a shared garden area to the rear of the property, laid mainly in grass and bounded by stone walls. There is an outbuilding within the garden.

**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 leasing agent.



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