

7 YORK TERRACE, YORK STREET, PETERHEAD, AB42 1RW

OFFERS OVER £90,000



We are pleased to offer for sale this bright and spacious two bedroomed mid-terraced property situated in the town centre of Peterhead.

The property consists of a lounge, kitchen/diner, 2 double bedrooms and shower room with ample storage throughout. Double glazing and gas central heating. Fully enclosed garden to rear of property.

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

JOHN ADAM **PARTNER**  
STUART FLOWERDEW **PARTNER**  
JOANNE ADAM **ASSOCIATE**  
PETER SCOTT **CONSULTANT**

2 Marischal Street, Peterhead AB42 1HU. LP12 Peterhead  
T 01779 477388 F 01779 480581  
PO Box 26860, Kirkcaldy, Fife KY2 9BR. LP9 Kirkcaldy  
T 07808 688885 F 01779 480581

[www.adamandflowerdew.com](http://www.adamandflowerdew.com)

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 11'4" x 15'7" (3.48m x 4.77m)

Large lounge. Cornice ceiling. New carpeted flooring. Window to front of property. TV and phone points. Electric fire and surround. A large walk in cupboard and a separate shelved cupboard. Phone and TV points. Radiator.

### Kitchen/Diner 16'8" x 8'11" (5.10m x 2.72m)

Range of floor and wall units. Windows to rear of property. Linoleum flooring. Party tiled walls. Large dining area. Plumbed for washing machine. Radiator.

### Shower Room 6'7" x 5'1" (2.03m x 1.56m)

Situation to the rear of the property. White two piece suite comprising of toilet, wash hand basin together with separate shower cubicle. Linoleum flooring. Mirrored cabinet. Radiator.

### Bedroom One 17'1" x 10'8" (5.21m x 3.26m)

Double bedroom. Window to front of property. Built in wardrobe. Laminated flooring. Radiator.

### Bedroom Two (13'9" x 9'8" (4.20m x 2.95m)

Double bedroom. Window to rear of property. Laminated flooring. Radiator.

### Other

All light fittings, blinds and flooring to remain.

Home Report Valuation £95,000

Home Report available (fee may apply)

EPC Rating – D

### Outside Area

Garden to rear of property. Partly laid to lawn. Patio areas. Two sheds to remain. Outside access to garden via side alleyway.

**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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