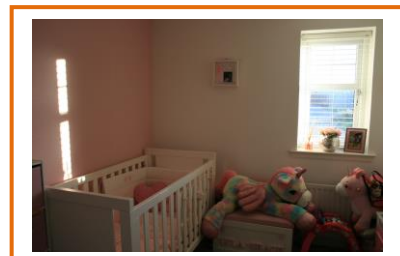
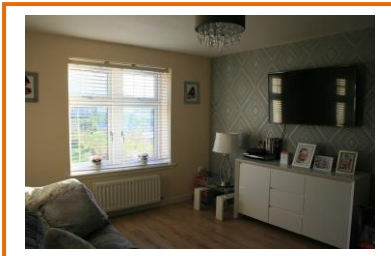


5 Carnegie Road, Peterhead, AB42 3FT

FIXED PRICE £115,000



We are delighted to offer for sale this 2 bedroom Ground Floor Flat in a quiet residential area of Peterhead.

The property comprises Lounge, Kitchen, 2 double bedrooms and Bathroom. Gas Central Heating, Double Glazing, ample storage throughout. Private garden area to the rear of the property, driveway to the front of the property.

The property is on a bus route and within walking distance of a supermarket. 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

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 - 10'3" x 13'4" (3.14m x 4.08m)

Window to front of property, laminate flooring, tv and phone points.

Kitchen - 7'0" x 13'0" (2.40m x 3.97m)

Window to rear of property. Floor and wall units, built in oven and hob, built in fridge freezer, sink and drainer. Plumbed for washing machine, laminate flooring.

Bedroom 1 - 10'6" x 10'3" (3.21m x 3.15m)

Double bedroom, built in storage cupboard, window to rear of property, laminate flooring.

Bedroom 2 - 8'2" x 9'3" (2.51m x 2.82m)

Double bedroom, window to front of property, carpeted flooring.

Bathroom - 5'9" x 6'3" (1.76m x 1.93m)

White two piece suite comprising of toilet and wash hand basin. Shower area, which has been partitioned off. Mirrored cabinet.

Outside Areas

Private enclosed garden to the rear of the property, driveway to the front of property. Garden shed to remain.

All curtains, blinds and light fittings and floor coverings to remain.

Home Report available upon request.

EPC Rating – Band C

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.

