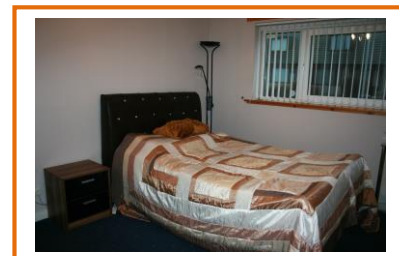


53 SCHIVAS ROAD, PETERHEAD, AB42 2XU

OFFERS OVER £75,000



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. Shared garden area and drying 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**
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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 - 15'4" x 12'8" (4.70m x 3.87m)

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

Kitchen - 12'1" x 11'6" (3.69m x 3.53m)

Window to rear of property. Floor and wall units, built in oven and hob, sink and drainer. Plumbed for washing machine, additional built in storage cupboards, laminate flooring, door leading to rear garden.

Bedroom 1 - 10'8" x 12'6" (3.06m x 3.82m)

Double bedroom, built in storage cupboard, window to front of property, carpeted flooring.

Bedroom 2 - 12'10" x 8'4" (3.93m x 2.56m)

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

Wet Room - 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

Shared garden area and drying area to the rear of the property. Garden shed to remain.

All curtains, blinds and light fittings and floor coverings to remain. Furniture available by separate negotiation.

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.

