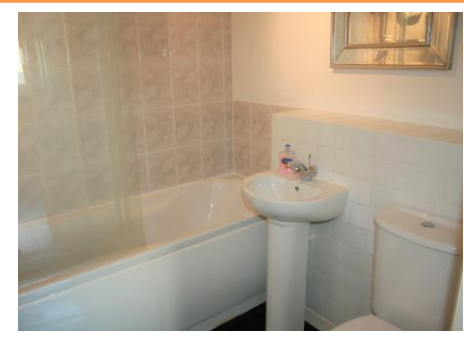


9 CORMORANT BRAE
COVE BAY
AB12 3WH
OFFERS OVER £105,000



We are pleased to offer for sale this 1 Bedroom 1st floor self-contained flatted dwellinghouse.

The property consists of a lounge, kitchen, 1 double bedroom and bathroom. Double glazing and Gas central heating. Floored and lined attic, accessed by retractable metal ladder, suitable for light storage.

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

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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 11'4" x 15'9" (3.46m x 4.82m)

Window to front of property, laminate flooring, TV point

Kitchen 10'10" x 5'7" (3.31m x 1.71m)

Window to rear of property, lino flooring, integrated fridge/freezer, floor and wall units, plumbed for washing machine and dishwasher.

Bathroom 5'2" x 6'0" (1.61m x 1.83m)

White three piece suite, shower over bath, partially tiled, lino flooring.

Bedroom One 8'5" x 10'9" (2.58m x 3.30m)

Double bedroom. Window to rear of property. Built in wardrobe. Carpeted flooring.

Other

All light fittings, blinds and flooring to remain.

Home Report Valuation £105,000

Home Report available (fee may apply)

EPC Rating – D

Outside Area

Exclusive parking area.

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.

