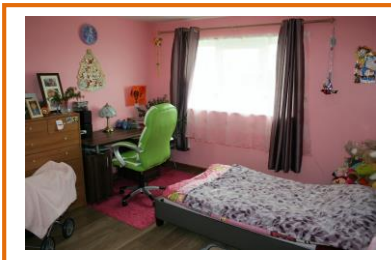


NEW REDUCED PRICE

12 DUNCAN CRESENT, PETERHEAD, AB42 1QX

FIXED PRICE £83,000



We are pleased to offer for sale this spacious 2 bedroom 1st floor flat. Exclusive areas of garden to front and rear of property.

This property is situated in a popular residential area of Peterhead close to a local school, local amenities and within walking distance of Peterhead town centre. Must be seen to appreciate the space this home has to offer. The property benefits from gas central heating, UPVC double glazing.

This property is entered by a vestibule with stairs leading up to the property, which comprises of 2 double bedrooms, kitchen/breakfast room, living room, family bathroom.

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. 50301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Entrance Vestibule

Entrance door leading upstairs to hallway. A large cupboard provides storage space.

Living room – 16' 11" x 13' 6" (5.18m x 4.14m)

Spacious living room with T.V. and phone point. Large window to front. Carpeted flooring.

Kitchen/Breakfast room – 8' 11" x 12' 3" (2.72m x 3.76m)

Wide range of floor and wall units. Window to rear. Laminate flooring. Partly tiled walls. Oven, electric hob and extractor fan. Plumbed for washing machine and dishwasher.

Bedroom 1 – 13' 1" x 8' 10" (4.01m x 2.71m)

Double bedroom. Window to rear of property. Built in double mirrored wardrobes. Carpeted flooring. Phone point.

Bedroom 2 – 8' 2" x 11' 5" (2.5m x 3.5m)

Double bedroom. Window to front of property. Carpeted flooring. Built in double mirrored wardrobes.

Family Bathroom – 6' 5" x 5' 6" (1.96m x 1.68m)

White 3 piece suite comprising of toilet, wash hand basin and bath with overhead electric shower. Linoleum flooring. Under sink storage cupboard. Window to rear of property. Aqua panelling.

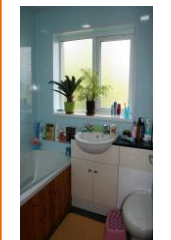
Outside Area

Exclusive area of garden to the front of the property. There is a shared driveway to the side of the property. There is an exclusive area of garden to the rear of the property which is mainly laid to lawn.

All carpets, curtains, blinds, light fittings are included in the sale.

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.



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