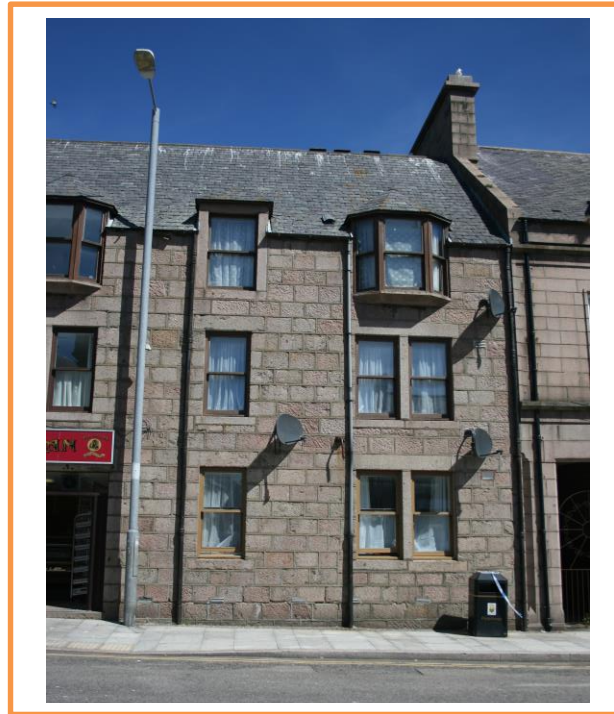


47B BROAD STREET, PETERHEAD, AB42 1JL

OFFERS OVER £50,000



We are pleased to offer for sale this bright and spacious one bedroomed 1st floor flat situated in the town centre of Peterhead.

The property consists of a Lounge, Kitchen, 1 double bedroom and bathroom with ample storage throughout. Double glazing and gas central heating.

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**

www.adamandflowerdew.com

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

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 10'10" x 11'11" (3.32m x 3.64m)

Large lounge. Cornice ceiling. Laminated flooring. Window to front of property. TV and phone points. Gas fire and surround.

Kitchen 8'1" x 8'0" (2.49m x 2.44m)

Range of floor and wall units. Window to rear of property. Laminated flooring. Party tiled walls. Electric cooker, washing machine, fridge-freezer, microwave and kettle to remain (TBC). Radiator.

Bathroom 5'9" x 5'0" (1.76m x 1.55m)

Situation to the side of the property. White three piece suite comprising of toilet, wash hand basin and bath with overhead electric shower. Linoleum flooring. Mirrored vanity unit above bath. Radiator.

Bedroom 8'10" x 12'12" (2.70m x 3.71m)

Double bedroom. Window to front of property. Built in wardrobe and built in cupboard. Carpeted flooring. Radiator.

Other

Two large cupboards in hallway. Security phone system. All light fittings, blinds and flooring to remain.

Mains wired smoke alarm.

Furniture available by separate negotiation

Home Report available (fee may apply)

EPC Rating – C

Outside Area

Mutual drying area to the rear of the property. Storage shed.

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.

