

NEW REDUCED PRICE

18 CONSTITUTION STREET, PETERHEAD, AB42 1SD

FIXED PRICE - £60,000



We are pleased to offer for sale this one bedroom ground-floor maisonette. Ideal for 1st time buyers. This property is situated in a quiet residential area, near the town centre of Peterhead close to a local primary and secondary school and amenities. Walking distance to town centre. Commuting distance to Aberdeen and Fraserburgh.

The property consists of a Lounge, Kitchen, 1 double bedroom and wet room with ample storage throughout. Double glazing and gas central heating. There is a garden area to the rear of the property.

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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 13'5" x 13'4" (4.10m x 4.08m)

Spacious lounge with TV and phone points. Carpeted flooring. Window to rear of property. Feature fireplace with gas fire. Alcoves. High ceiling.

Kitchen 8'6" x 6'7" (2.6m x 2.02m)

Wall and floor units. Linoleum flooring. Window to rear of property. Washing machine, fridge, microwave are including in the sale. Cupboard housing boiler.

Bedroom 11'7" x 14'4" (3.54m x 4.38m)

Double bedroom. Carpeted flooring. Window to front of property. Built-in cupboard under window. Free standing wardrobes and bedroom furniture to remain. High ceiling.

Wet Room

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

Outside Areas

Stone-chip garden area to rear 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 D

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.

