

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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22A North Street **Peterhead AB42 1JS** **OFFERS OVER £100,000**



We are delighted to offer for sale this fantastic three-bedroom first-floor maisonette. Entrance to the property is gained from the rear, up the stairs.

The property comprises a living room with an open kitchen, a bathroom, and a master bedroom with an ensuite, as well as a lounge, a laundry room, and a staircase to the upper floor. This maisonette features two double bedrooms on the upper level.

Located near Peterhead's town centre, it is close to all local amenities, including the bus station, banks, restaurants, schools, and tourist attractions.

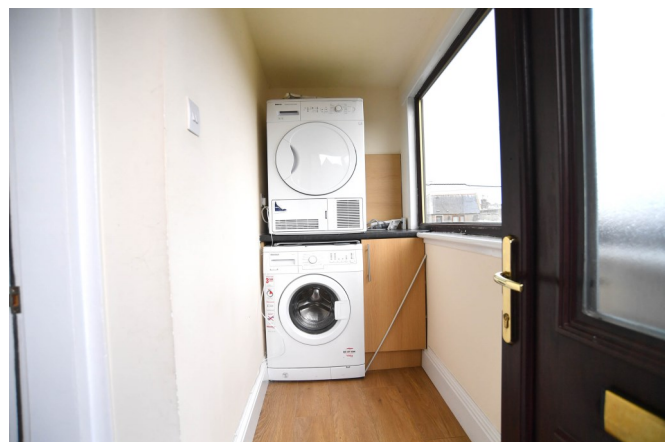
The property has double glazing and gas central heating. It is rated Band D on the EPC scale. This flat would make an ideal property for first-time buyers or for someone looking to add to their rental portfolio.

Utility room

The front door opens into a bright utility room with a view of the sea, which leads to the hallway. This room features an oak-coloured wooden floor, a ceiling light, magnolia walls, and power sockets. Appliances can be included in the negotiation.

Ground Floor Hallway

The hallway is very spacious, off the hallway are the stairs, the living room with kitchen/dining area, the bathroom, and the master bedroom with en-suite. There is built-in storage under the stairs, two wall lights, a thermostat for the heating, a doorbell intercom, a smoke alarm, and a radiator, all on an oak-coloured wooden floor.



Living Room (5.14m x 3.07m)

This is a spacious living room with an open kitchen and dining area. It is light and airy, featuring two large front-facing windows. There are numerous spotlights and a double radiator. Additional features include eight spotlights, a wooden floor, beige walls, and plenty of open space.



Kitchen (2.77m x 2.19m)

The kitchen features wooden units with black worktops, complemented by a black wet wall around the kitchen area and a wooden floor that flows into the dining area. There is a large kitchen window and four ceiling spotlights. The kitchen also includes an integrated oven, a large hob with a good-sized built-in extractor fan, an integrated fridge/freezer, and ample storage.



Master Bedroom (4.00m x 3.07m)

A spacious bedroom with a good-sized front-facing window. This bedroom is located downstairs and also includes an ensuite, a large wardrobe with mirrored doors, an oak-coloured wooden floor, and magnolia walls.



En Suite

The ensuite, located just off the master bedroom, features a shower cubicle, a two-piece bathroom suite, a radiator, spotlights, oak-coloured flooring, and beige walls.

Bathroom (2.82m x 1.63m)

This is a spacious family bathroom with a large window that allows plenty of natural light. The bathroom comprises a three-piece white suite, which includes a toilet, a sink, and a good-sized bath with an electric shower. There are also four ceiling spotlights, a radiator, beige wooden-effect wall tiles, white walls, and built-in storage units with dark worktops that accommodate the sink and toilet.

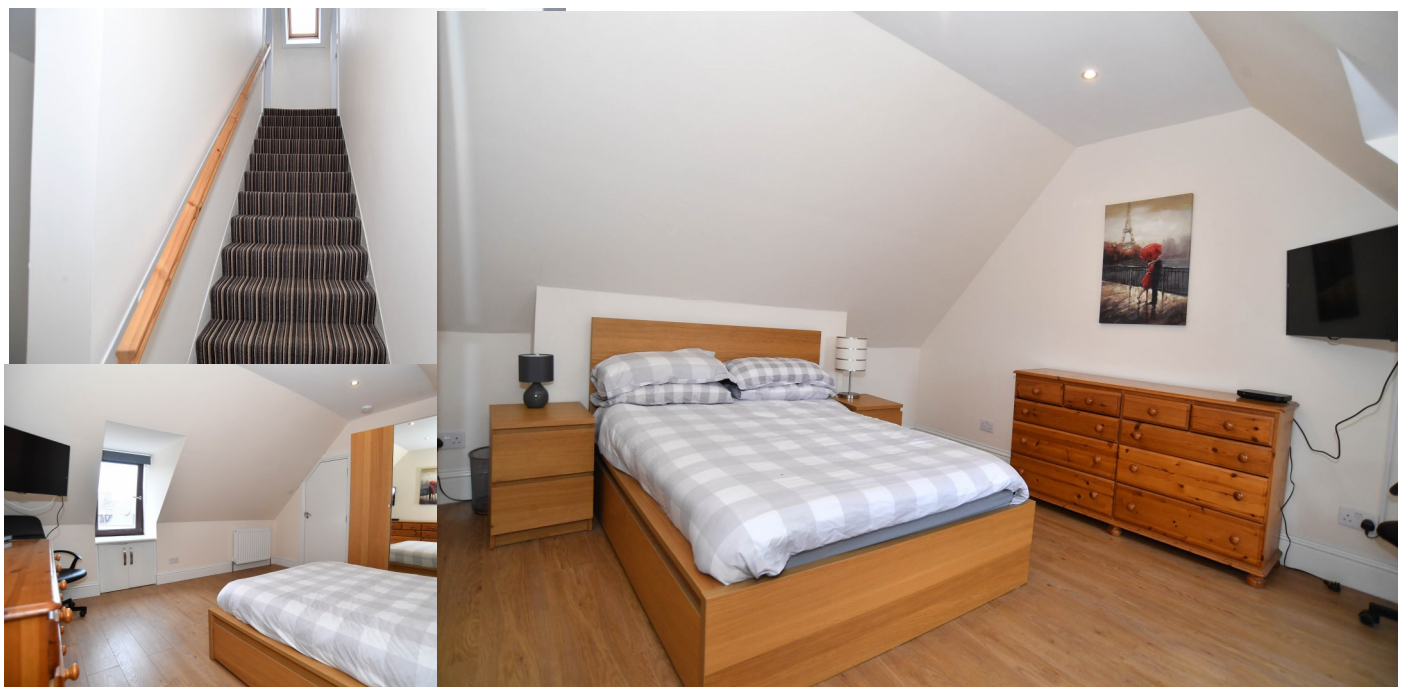


Upper floor

The stairs and landing lead to bedrooms 2 and 3. This area is carpeted with a grey/brown patterned carpet and features a ceiling light.

Bedroom 2 (4.28m x 4.05m)

This is a good-sized room featuring a double wardrobe and a window that allows plenty of natural light. The bedroom includes a radiator, wooden flooring, and neutral-coloured walls.



Bedroom 3 (4.28m x 4.03m)

This good-sized room features a front-facing window with a street view. It includes a large wardrobe, storage cupboards, ceiling spotlights, a radiator, wooden flooring, and bright walls.

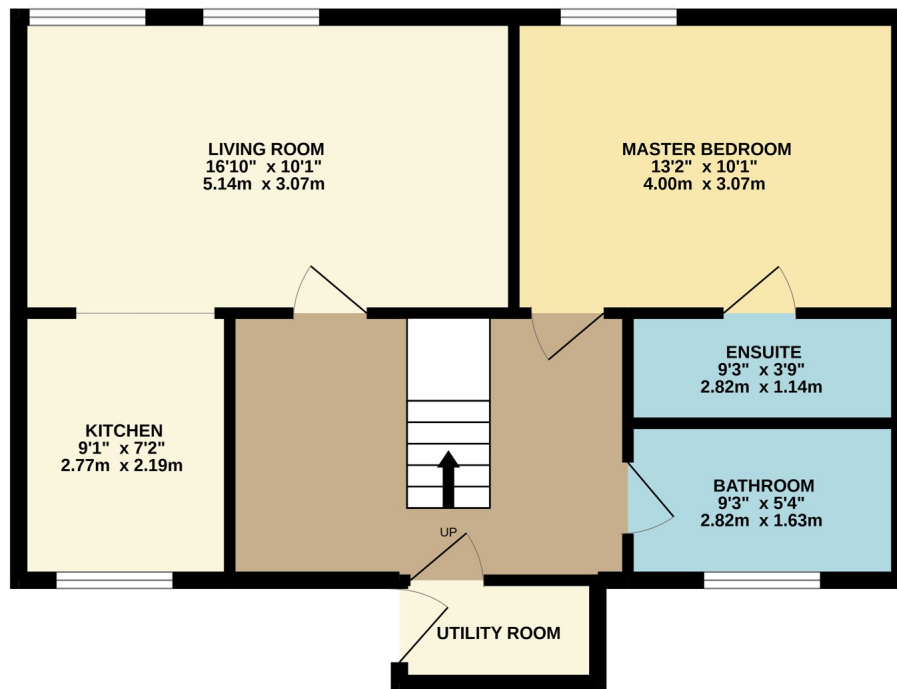


Shared rear garden

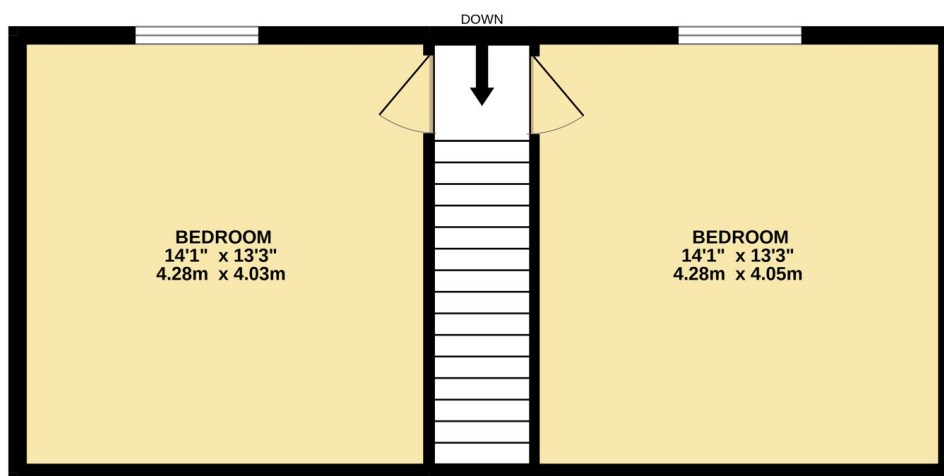
This is a shared garden, which includes additional outside storage space underneath the maisonette, accessible via the stairs.



GROUND FLOOR



1ST FLOOR



INCLUDED IN THE SALE

All flooring, blinds. Built-in appliances and TV's— matter of discussion.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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