



**FORBES PROPERTY**  
PROPERTY, LETTING & MORTGAGE ADVICE

# MAISONETTE FOR SALE

**22A North Street  
Peterhead AB42 1JS**

**Offers over £100,000**



**Living room + kitchen**



**Bathroom**



**Bedroom**



Property

## Features

- ✓ 1st FLOOR MAISONETTE
- ✓ 3 DOUBLE BEDROOMS
- ✓ MASTER BEDROOM WITH ENSUITE
- ✓ GAS HEATING
- ✓ SHARED REAR GARDEN
- ✓ ON STREET PARKING
- ✓ DOUBLE-GLAZING
- ✓ EPC RATING D
- ✓ COUNCIL TAX BAND A

About The

## Property

We are delighted to offer for sale this fantastic three-bedroom 1st floor maisonette. Entrance to this 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, laundry room, and a staircase to the upper floor. This property features two double bedrooms on the upper level.

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

Why

## Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland for over 36 years.

During this period we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability and professionalism.



FOR MORE DETAILS:  
**01346 517124**



**68 Broad Street,  
Fraserburgh, AB43 9AS**



VISIT OUR WEBSITE  
**[WWW.FORBESPROPERTY.CO.UK](http://WWW.FORBESPROPERTY.CO.UK)**

## Accommodation Key Features

### **Spacious Bedrooms:**

Ideal for families or individuals who need extra space for guests or a home office. Each bedroom offers privacy, and the bedrooms are of generously size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

### **Easy-Maintenance Garden:**

A low-maintenance garden is a bonus for busy homeowners who want to enjoy outdoor space without the hassle of constant upkeep. This garden requires minimal watering and pruning.

### **Close to All Amenities:**

Proximity to essential amenities like shops, schools, parks, College and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

### **Easy Access for Travel:**

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

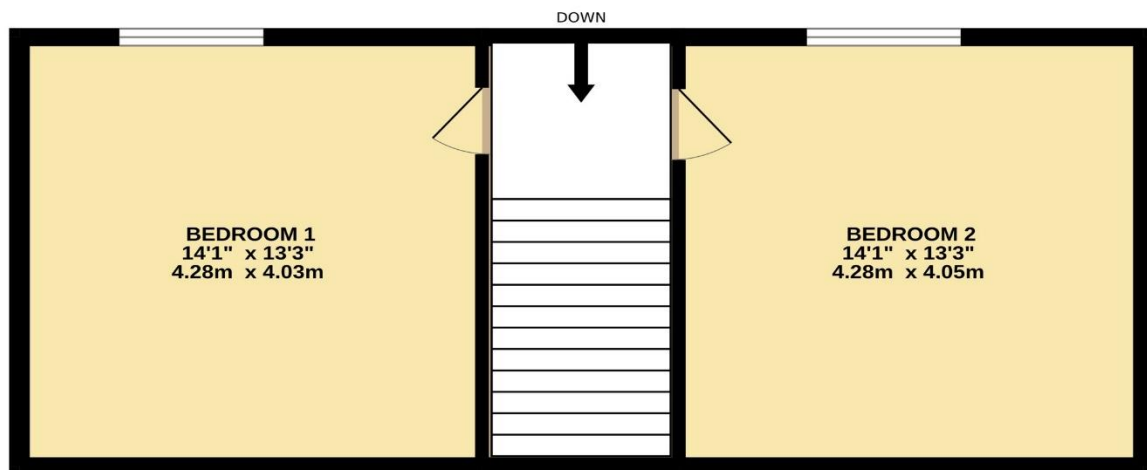
[Don't miss the opportunity to make this modern 4-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floor plan

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 sq.m.) approx.

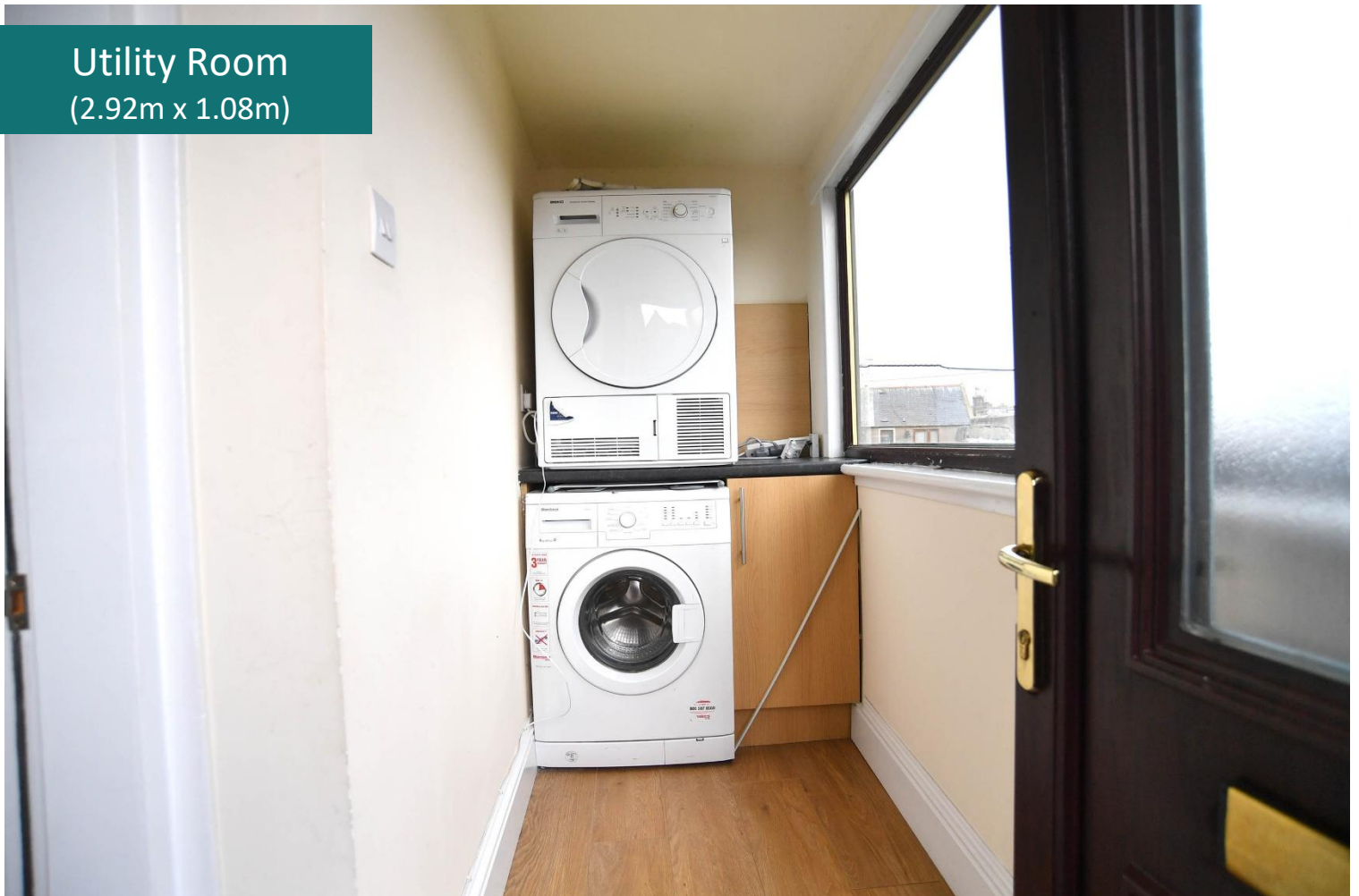
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance



Utility Room  
(2.92m x 1.08m)





Bathroom  
(2.82m x 1.63m)

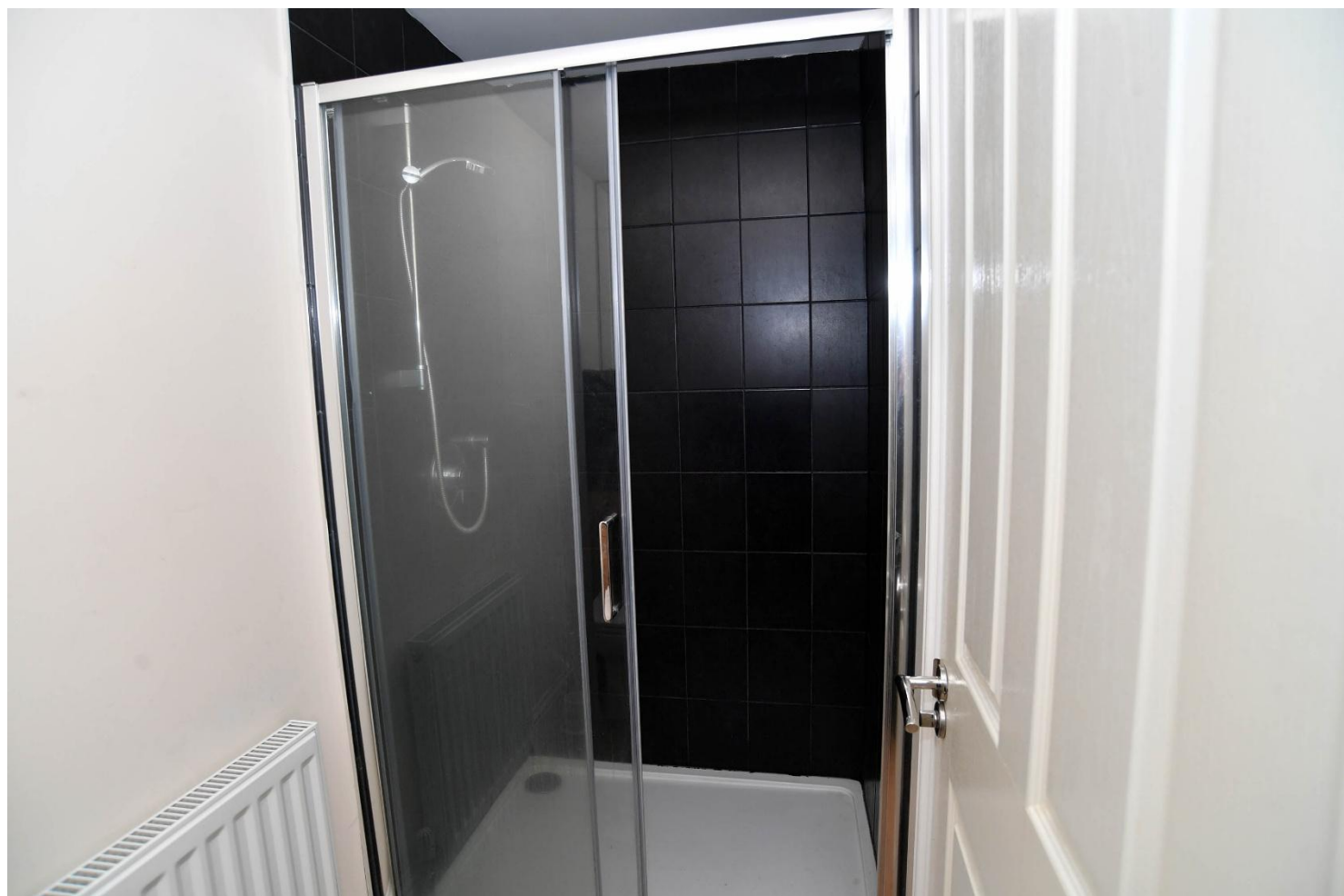


Master Bedroom  
(4.67m x 3.07m)





Ensuite  
(2.82m x 1.14m)



# Kitchen

(2.77m x 2.19m)





## Living Room

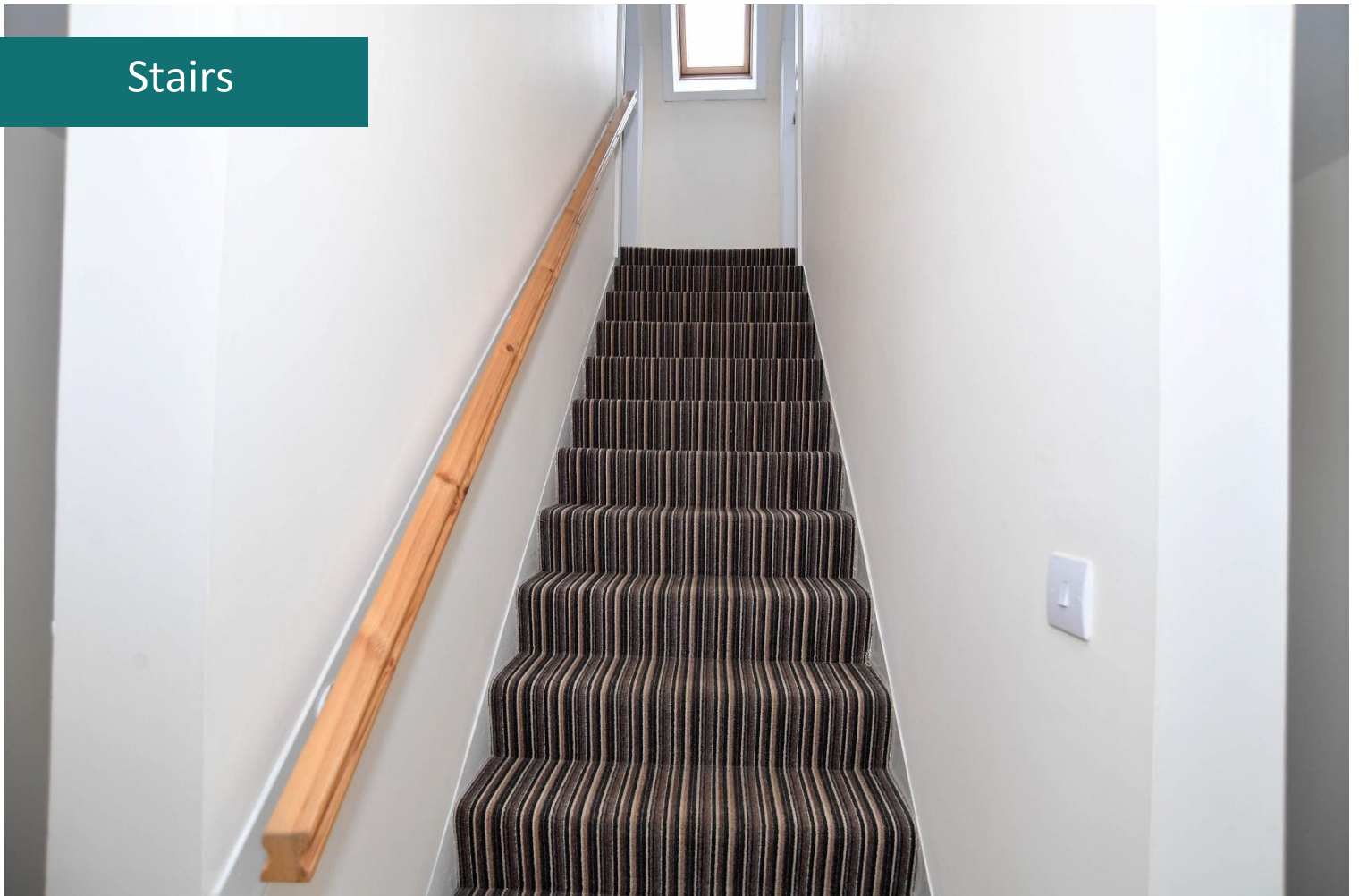
(5.14m x 3.07m)



Lobby



Stairs





## Bedroom

(4.28m x 4.03m)



## Bedroom

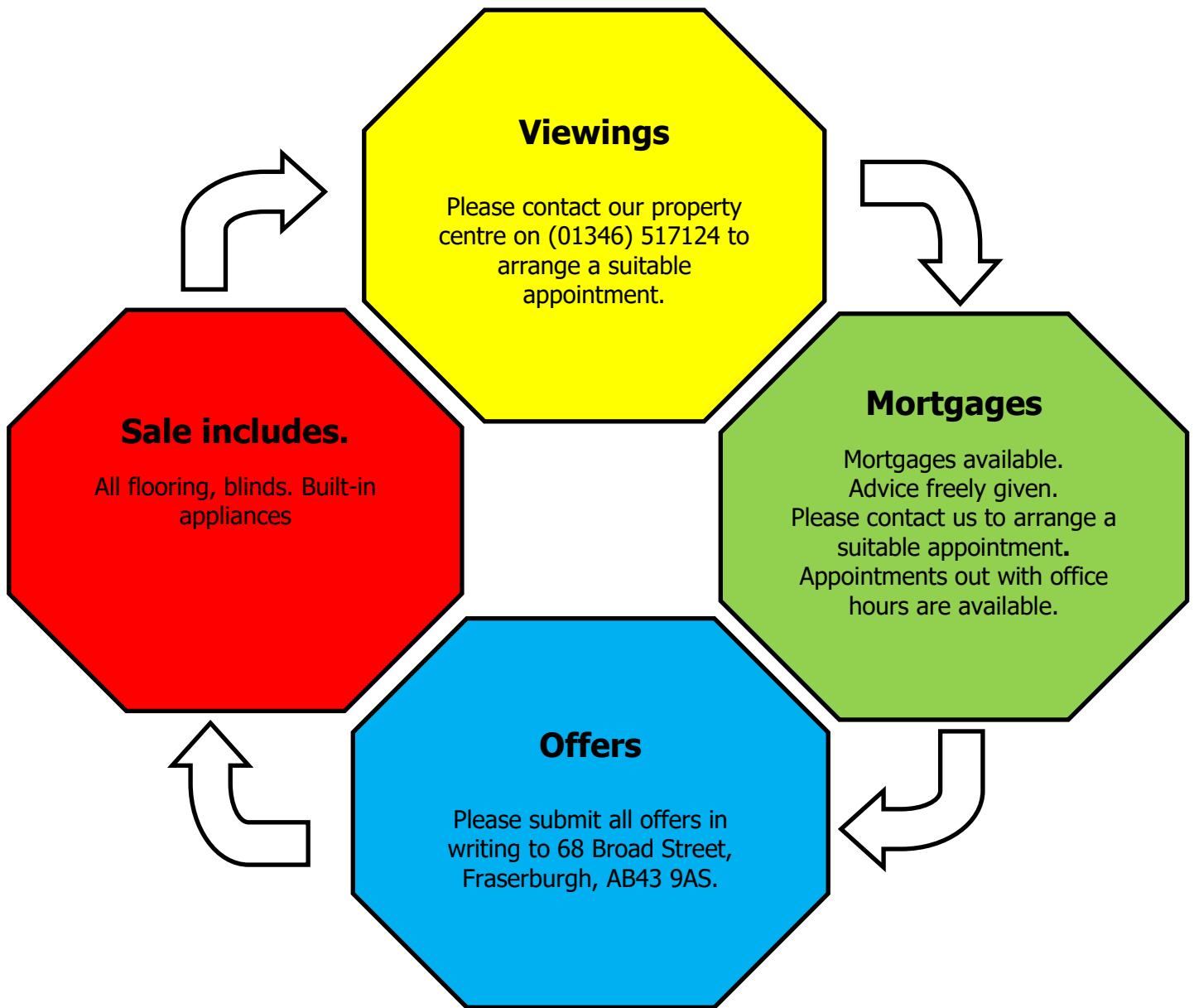
(4.28m x 4.05m)





Enclosed Garden





**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.