

BROWN & McRAE

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27F MAIDEN STREET PETERHEAD



ASKING PRICE £58,000

IDEAL INVESTMENT PACKAGE! This fully furnished 2 bedroomed second floor flat is located within the town centre close to the shopping thoroughfare and harbour. The property enters via a pend with external steps leading to a shared entrance. Internally the property benefits from UPVC woodgrain effect double glazing and gas central heating. Outside there is a communal garden to the rear, as well as a mutual washhouse and drying loft. There is also a shed which belongs to the property and a shared water closet.

HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM. OUTSIDE: COMMUNAL GARDEN, SHED, SHARED WC, MUTUAL WASHHOUSE & DRYING LOFT

HALL

Cupboard housing the gas central heating boiler and hot water tank. Cloak hooks, smoke alarm, radiator.

LIVING ROOM



4.19m x 3.86m (14'1" x 12'8")
dormer window to front with radiator beneath. TV point, smoke alarm, cupboard housing the electric meter.

KITCHEN

4.09m x 2.19m (13'5" x 7'2")
window to front. Fitted with base and wall units, round sink and drainer with mixer tap. Electric cooker, washing machine and fridge freezer. Radiator.



BEDROOM 1



5.01m x 2.08m (16'5" x 6'10")
window to rear. Low level storage cupboard, smoke alarm, phone point, radiator.

BEDROOM 2

2.91m x 2.16m (9'6" x 7'1") window to rear with Venetian blinds. Radiator, smoke alarm.

BATHROOM

Fitted with a 3-piece coloured suite of wc, whb and bath with showerhead extension tap. Xpelair.

OUTSIDE

The property is accessed via shared pend which leads to the communal garden. External stairs leads to an outside landing with shared door leading up stairs to the flat entrance. The shed located at the far end of a row of sheds on the right handside of the garden belongs to the property. There is also a mutual washhouse and drying loft and a shared water closet located on the middle floor of the building.

Home Report available (fee may apply)

POST CODE	AB42 1EE
COUNCIL TAX BAND	Current band A
ASKING PRICE	£58,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: KSP)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.