

26 St. Mary Street,  
Peterhead, AB42 1TB

Price Over  
£45,000

ASPC ref : 363774

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  59 m<sup>2</sup> 
 EPC **C** 
 Council Tax Band **A**



Arrange a viewing

 01779 476351  
 (Stewart & Watson)

**Stewart & Watson**

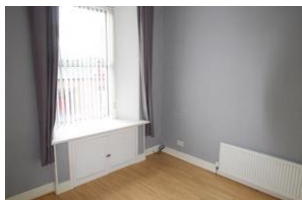
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<http://www.stewartwatson.co.uk>



Property features:



Central heating



Garden

**Description**

1 Bedroom First Floor Flat

Good-sized accommodation

Spacious dining kitchen

Convenient central location

Gas CH / DG

Shared garden to rear

This 1 Bedroom First Floor Flat is situated in a convenient central location and offers a good-sized level of accommodation.

The property has been tastefully decorated throughout and benefits from gas central heating and double-glazing.

## ACCOMMODATION

Council Tax - Band A

EPC Banding - EPC =C

## Accommodation comprises

**Communal Entrance** - A communal stairwell leading to the entrance of the property.

**Hallway** - Wooden door leading inside. Benefits from 2 built-in cupboards.

**Lounge 12'8 x 11'6(3.9m x 3.5m)** - Overlooking the front of the property the lounge features two display alcoves with built-under storage.

**Dining Kitchen 12'7 x 11'6(3.8m x 3.5m)** - Fitted with a range of wall and base units and features contrasting work surfaces housing a stainless steel 1.5 bowl sink and drainer. Splashback tiling. There is ample space for a family dining table and chairs. Laminate wooden flooring.

**Bedroom 10'2 x 9'11(3.1m x 3m)** - A good-sized double bedroom overlooking the front of property and features 2 built-in wardrobes with further overhead storage.

**Bathroom** - Mostly tiled the bathroom is fitted with a 3-piece white piece suite comprising WC, wash hand basin and bath with overhead electric shower. Glazed shower screen. Benefits from a range of built-in cupboards.

**ITEMS INCLUDED** - All blinds, curtains and light-fittings are to be included in the sale of the property. There may be other items of furniture available by separate negotiation.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/363774/26-St-Mary-Street/Peterhead/>

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