

**2 Longate
Peterhead
AB42 1JH**



FIXED PRICE - £105,000

We are delighted to offer for sale this 3 bedroom mid terraced town house in immaculate condition. Viewing is essential to appreciate what this property has to offer. The property comprises, 3 double bedrooms, kitchen/dining area, living room, family bathroom, cloakroom. There is ample storage throughout, gas central heating, double glazing, enclosed garden to rear with access on to Broad Street, a car parking permit on Broad Street can be purchased for a nominal amount from Aberdeenshire Council. Georgian pane glass doors throughout. Bedroom 1 has a panoramic view of Peterhead Harbour. Floored loft with power, light and ramsay ladder.

2 Longate is located opposite the Clydesdale Bank in Peterhead Town Centre. Within walking distance of the property are Shops, Banks, Bakers, Butchers, Primary School, Academy and Supermarket.



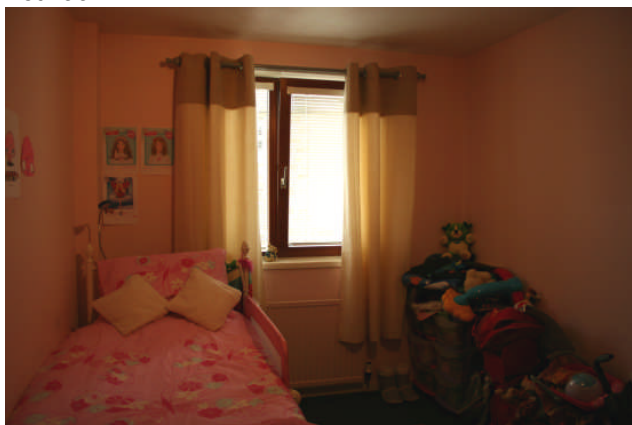
Kitchen



Bedroom 1



Alternate view of Kitchen



Bedroom 2



Dining Area



Bedroom 3



Living Room



Cloakroom



Hall



Family Bathroom

Kitchen/Dining Area – 2.59m x 7.05m – 8'6" x 23'1" – Windows to front and rear, floor and wall units, plumbed for washing machine, integrated fridge, freezer and dishwasher, gas oven and hob, sink and drainer overlooking rear garden, ample room for dining table and chairs, TV and phone point, large storage cupboard, laminate flooring.

Cloakroom – 0.78m x 1.89m – 2'6" x 6'2" – W.C, sink, tiled floor.

Living Room – 3.14m x 4.48m – 10'3" x 14'8" – Two windows to front, built in cupboard, TV and phone points, carpet.

Bedroom 1 – 3.53m x 3.53m – 11'6" x 11'6" – Double bedroom, window to rear, built in wardrobes and cupboards with down lighters over bed, large chest of drawers is included in the sale, TV and phone points, separate built in cupboard with shelves and hanging space.

Bedroom 2 – 2.59m x 3.85m – 8'5" x 12'7" – Double bedroom, window to rear, built in cupboard one of which has the hot water tank, carpet.

Bedroom 3 – 2.48m x 3.74m – 8'1" x 12'3" – Double bedroom, window to front, TV point, carpet.

Family Bathroom – 1.92m x 3.11m – 6'3" x 10'2" – Velux window to front, White bathroom suite, W.C, sink, bath, separate shower cubicle, built in vanity units, tiled flooring.

All carpets, curtains, blinds and light fittings are included in the sale.

Viewing by appointment – contact selling agent – 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.

Home Report available (fee may apply)

ADAM LEGAL

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