



Property **For Sale**

38 QUEEN STREET, PETERHEAD, AB42 1TQ

Offers Over £130,000



Entrance Hallway

Solid front door leads into the hallway, two under stair storage cupboards, third shelved cupboard. Stairs lead to the upper floors.

Lounge/Room 1 4.34m x 3.73m

Spacious room with a window to the front, plenty of space for free standing furniture, radiator.

Shower Room 3.58 m X 2.81m

Extensive sized shower room with a fully enclosed shower cubicle, wc and wash hand basin, radiator.

Inner Hallway

Sitting Room/family Room 4.37m x 4.06m

Good sized room with a window to the side, recessed area with storage, radiator.

Boxroom/Store Room 3.13m x 2.45m

Internal window , ideal storage area.

Internal hallway

Kitchen 3.70m x 3.81m

Situated to the rear of the property with double aspect windows, base and wall units, plumbed for a washing machine, door leads into the mutual rear garden.

Upper Floor

Split staircase to two levels.

Room 2 4.76m x 2.92m

Double room with a window to the side

Inner hallway with Copula window and radiator

Room 3 3.95m x 2.91m

Double room with a window to the side, radiator

Room 4 3.90m x 3.37m

Large double room with double aspect windows, radiator.

Shower Room 3.58m x 2.66m

Large room with a fully enclosed shower, wc and wash hand basin, frosted window to the rear, radiator.

Room 5 4.68m x 3.50m

Large double room with 2 cupboards, radiator.

Room 6 2.01m x 3.25m

Single room with a window to the front.

Top Floor—Landing

Small cupboard in the hallway

Room 8 6.40m x 5.00m

Extremely spacious room with a window to the front, built in cupboard, storage into the eaves, radiator.



Outside

Enclosed mutual fully enclosed rear garden.

Property Description

38 QUEEN STREET, PETERHEAD, AB42 1TQ

Situated in the heart of the town is this TOWNHOUSE which is currently run as a guesthouse but could easily be converted back into a large family home or investment property. Would also be available for sale with 36 Queen Street or individually.

Located on three floors with all rooms being of a good proportion the property benefits from gas central heating and has a host of potential possibilities.

Queen Street is one of Peterhead's main streets and is within walking distance of a host of amenities.

Property Details

Viewing	Gray & Gray on 01779 480222
Entry	To be arranged
Postcode	AB42 1TQ
EPC Rating	D
Council Tax Band	A



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