

23, 23A, 25 JAMES STREET

PETERHEAD, AB42 1DR



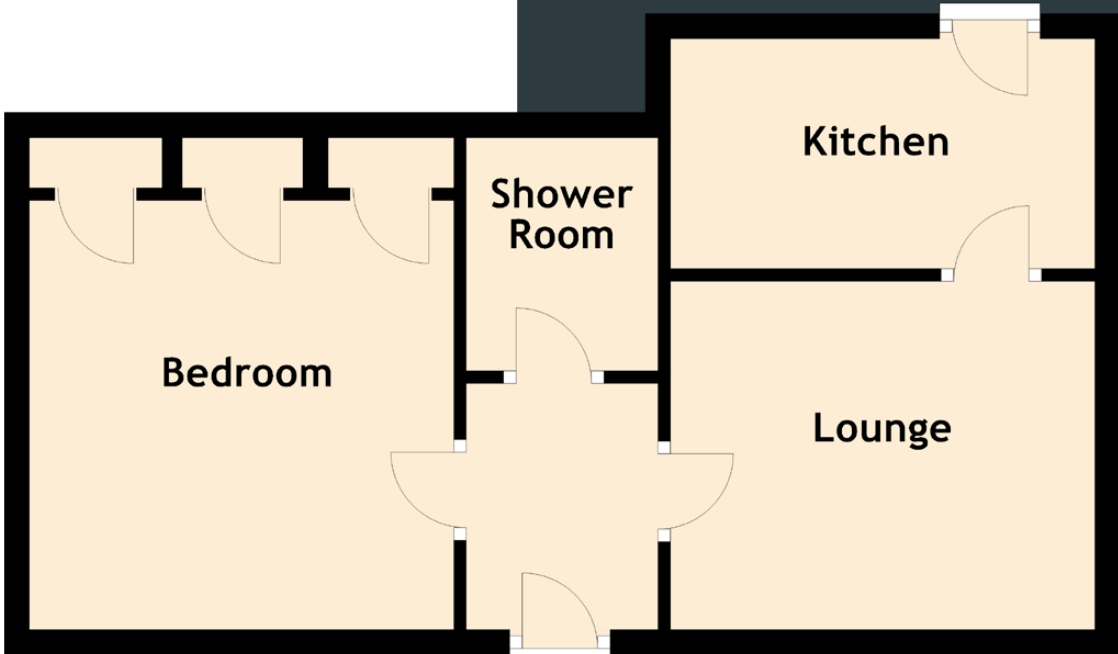

McEwan Fraser Legal
Solicitors & Estate Agents

THE PROPERTIES

Number 23, 23A and 25 James Street are located in a popular residential area and especially close to the harbour and industrial areas of Peterhead, making them very desirable as a small portfolio of buy to let accommodation or once relevant planning was sought and granted a fantastic HMO, (House of Multiple Occupancy) especially short or long term for the seasonal workers that Peterhead industries attract.

The properties comprise of a one-bed ground floor flat, a three-bed maisonette and a three-bed semi-detached house. The flat and the semi-detached house are in an immaculate walk-in condition with recent upgrades in both property's, including a recent redecoration in a fresh neutral tone with part new floor coverings both have part double glazing and gas central heating, the maisonette requires upgrading and modernization.

The floor plans show the extensive accommodation that is on offer. To fully appreciate the accommodation and huge potential that these property's offer viewing is highly recommended.



23

Approximate Dimensions
(Taken from the widest point)

Lounge	3.38m (11'1") x 2.77m (9'1")
Kitchen	3.66m (12') x 1.83m (6')
Bedroom	3.38m (11'1") x 3.38m (11'1")
Shower Room	1.85m (6'1") x 1.52m (5')

Gross internal floor area (m²): 42m²
EPC Rating: D

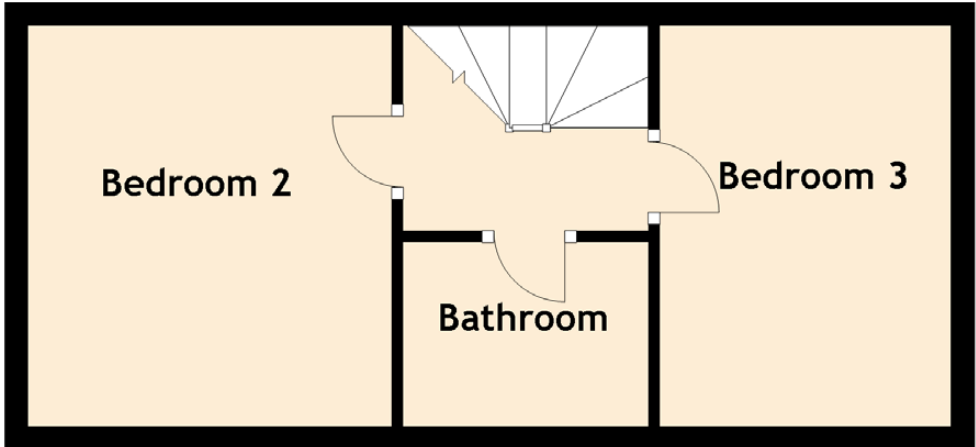
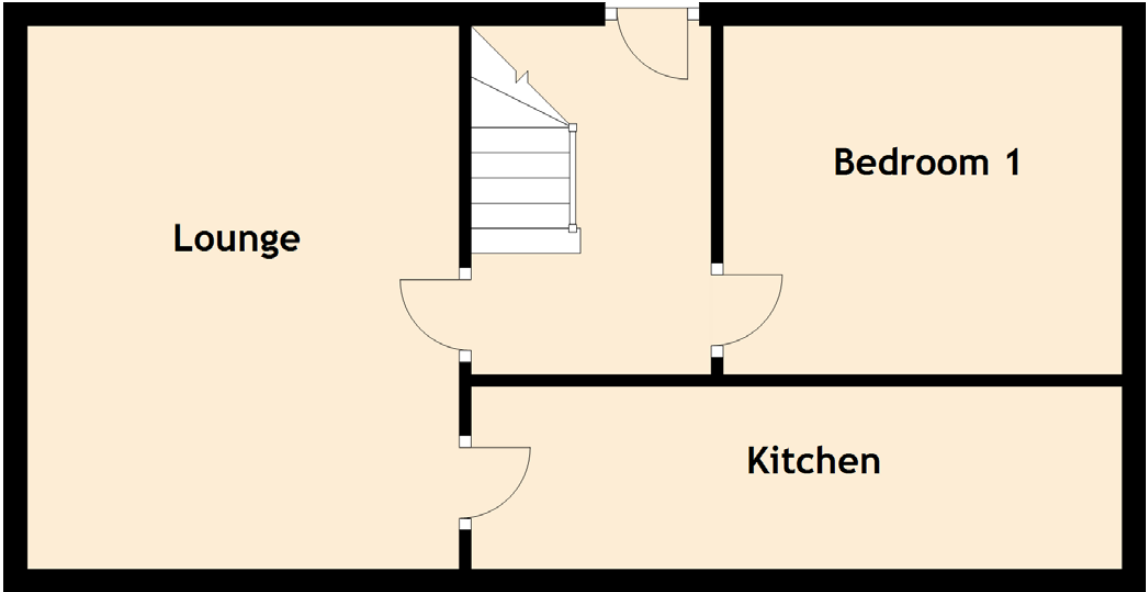
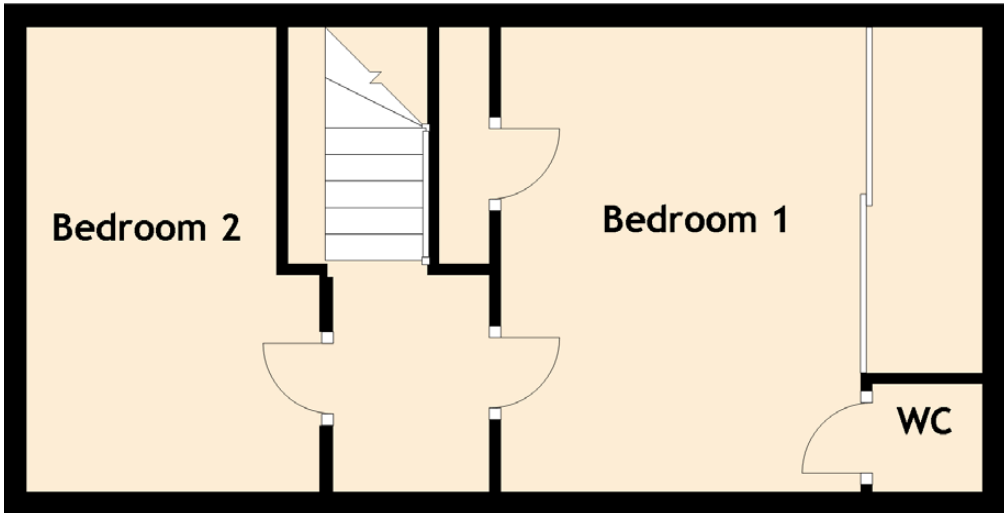
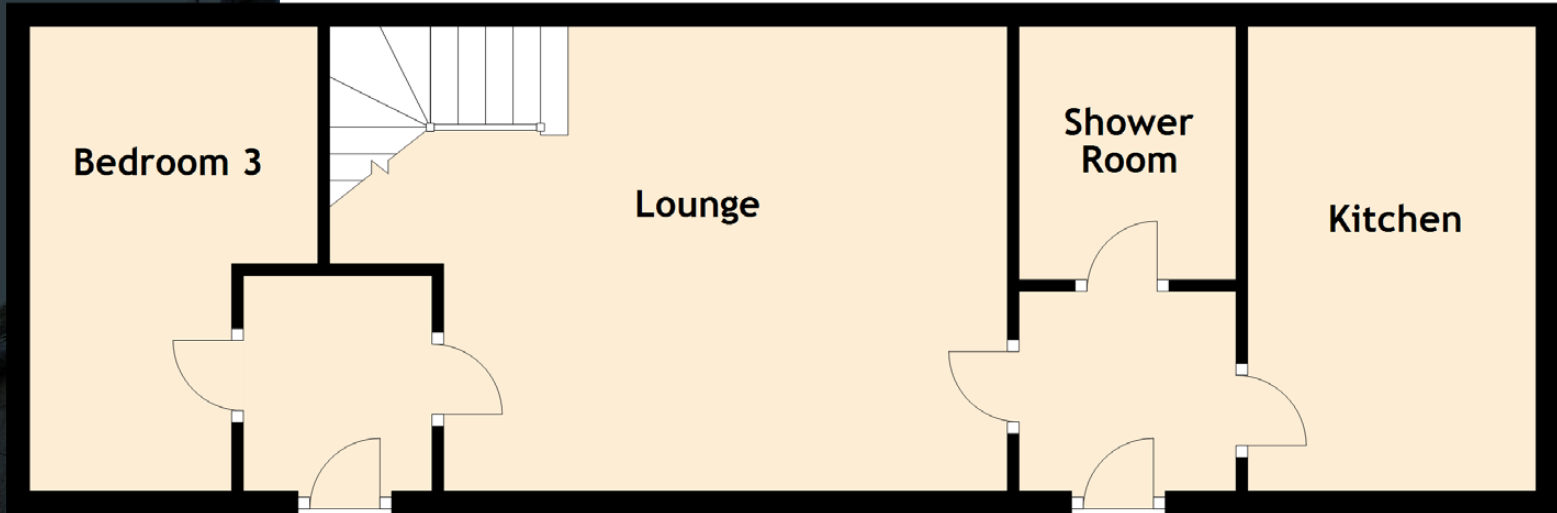


25

Approximate Dimensions
(Taken from the widest point)

Lounge	5.79m (19') x 3.96m (13')
Kitchen	3.96m (13') x 2.46m (8'1")
Bedroom 1	3.07m (10'1") x 3.07m (10'1")
Bedroom 2	3.66m (12') x 2.77m (9'1")
Bedroom 3	3.96m (13') x 2.46m (8'1")
Shower Room	2.16m (7'1") x 1.85m (6'1")
WC	0.94m (3'1") x 0.91m (3')

Gross internal floor area (m²): 82m²
EPC Rating: D



234

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.66m (12')
Kitchen	5.51m (18'1") x 1.55m (5'1")
Bedroom 1	3.38m (11'1") x 3.07m (10'1")
Bedroom 2	3.38m (11'1") x 3.07m (10'1")
Bedroom 3	2.46m (8'1") x 2.44m (8')
Bathroom	1.85m (6'1") x 1.55m (5'1")

Gross internal floor area (m²): 78m²
EPC Rating: F



All three properties have self-contained access to the extensive and private rear garden, which is bounded by a very large perimeter wall and accessed from James Street through a lockable wooden gate. The garden has a large courtyard laid to decorative stone paving with garden grounds laid to lawn. Walled on all sides make this a safe and secure area for children and pets alike and ideal for entertaining and catching the late afternoon sun. A large wooden workshop has power and light.

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Text and description
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