



# 36 DENNYDUFF ROAD, FRASERBURGH, **ABERDEENSHIRE, AB43 9ND**

**Offers Over** £90,000

- END TERRACED HOUSE
- 2 BEDROOMS
- GAS CENTRAL HEATING
- KITCHEN/DINING AREA

- QUIET CUL-DE-SAC
- COUNCIL TAX BAND A
- EPC RATING D

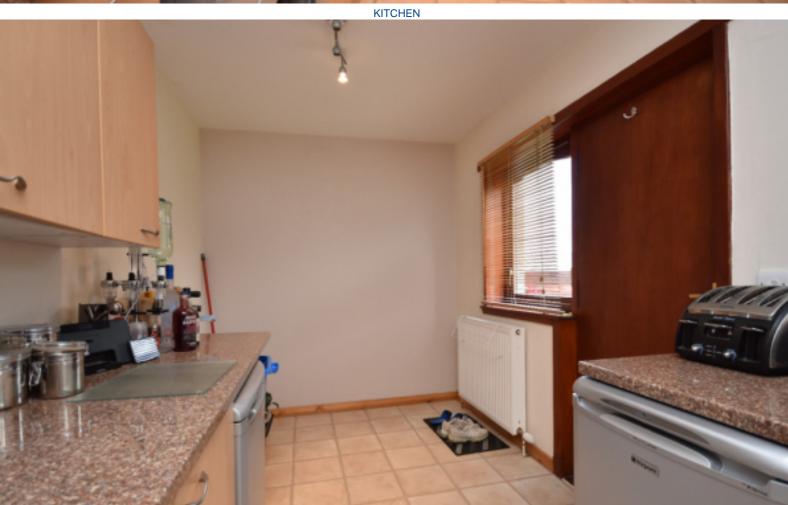
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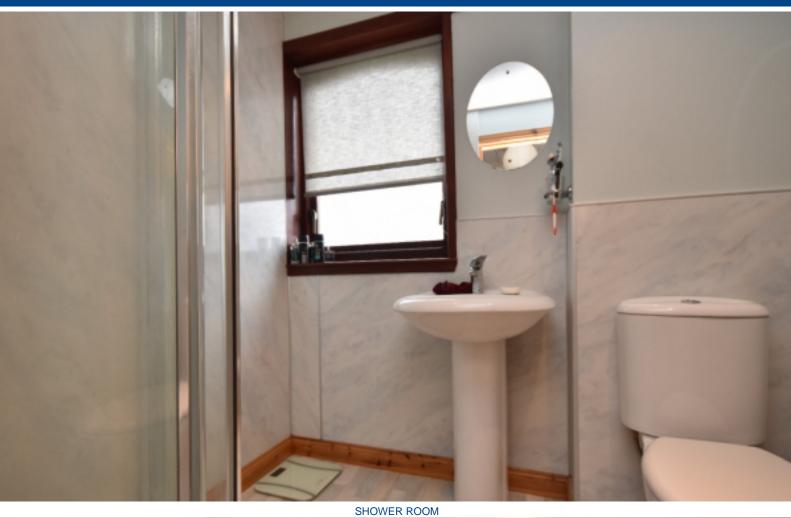


LIVING ROOM ALT





KITCHEN ALTERNATIVE VIEW





BEDROOM 1





BEDROOM 2





REAR OF PROPERTY



## **DESCRIPTION**

36 Dennyduff Road is a two bedroom end terraced house located in a cul-de-sac close to all local amenities making this an ideal property for first time buyers or for a buy to let investment.

The property benefits from gas central heating and full double glazing.

Accommodation comprises of an entrance hallway, living room, kitchen with dining area, upstairs shower room, and 2 double bedrooms with built in wardrobes.

Outside there is on street parking within the cul-de-sac, a small front garden and a garden to the rear.

## **ENTRY**

By arrangement

## **VIEWING ARRANGEMENTS**

Call agents on

## **MEASUREMENTS**

Living room - 3.9m x 3.6m

Kitchen - 5.7m x 2.7m

Shower room - 1.9m x 1.6m

Bedroom 1 - 4.6m x 2.6m

Bedroom 2 - 3.5m x 2.8m