



Your Fraserburgh Solicitors



**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



LIVING ROOM ALT



KITCHEN



KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



REAR OF PROPERTY&NBSP;



REAR GARDEN

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

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale