



*Your Fraserburgh Solicitors*



**69 SCALLOWAY PARK, FRASERBURGH,  
ABERDEENSHIRE, AB43 9FB**

**Offers Over  
£124,000**

- MID-TERRACED HOUSE
- 3 BEDROOMS
- ELECTRIC HEATING
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- HR VALUATION - £125,000
- EPC RATING - D
- COUNCIL TAX BAND - B

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW





SHOWER ROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2





BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



REAR GARDEN





VIEW

## DESCRIPTION

### BELOW HOME REPORT VALUATION

69 Scalloway Park is a mid-terraced house located in a well established area of town close to all local amenities.

The property benefits from electric heating and full double glazing.

Accommodation comprises of, entrance vestibule, large living room, kitchen, rear vestibule, storage cupboard under the stairs, shower room upstairs, two double bedrooms with built in wardrobes and a third bedroom with sea views. Planning consent, building warrants and completion certificate can be provided.

Outside there is private parking for two cars to the front and a fully enclosed garden to the rear. The garden is low maintenance, it has a shed, two graft fruit trees (Pears & Cherries) and a herb garden.



## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Entrance vestibule - 1.8m x 1.2m

Living room - 4.6m x 4m

Kitchen - 4.6m x 2.7m

Rear vestibule - 1.5m x 1.1m

Shower room - 1.9m x 1.8m

Bedroom 1 - 3.5m x 3m

Bedroom 2 - 3.5m x 3.1m

Bedroom 3 - 4.6m x 3.4m

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