



Your Fraserburgh Solicitors



**23A SCHOOL STREET, FRASERBURGH,
ABERDEENSHIRE, AB43 9HT**

**Offer Over
£73,500**

- FIRST FLOOR FLAT
- 3 BEDROOMS
- GAS CENTRAL HEATING
- 4 PIECE BATHROOM SUITE
- SHARED COURTYARD
- COUNCIL TAX BAND - A
- EPC RATING - D
- HR VALUATION - £75,000

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ENTRANCE HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



LANDLING WC



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



SHARED REAR COURTYARD

DESCRIPTION

23A School street is a large first floor flat located in the centre of town making it ideal for a range of purchasers from first time buyer to buy to let investors. The property is opposite Fraserburgh bus station with links to Peterhead and Aberdeen.

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

Accommodation comprises of, shared entrance hallway, fully locking door leading to staircase, large landing with WC, another locking door in to main accommodation, large living, kitchen, three double bedrooms, four piece bathroom suite, and steps leading to a large floored attic area. There has also been new carpet fitted throughout the property including vinyl in the kitchen.

Outside there is a shared courtyard to the rear of the building which includes a shed.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 4.1m x 3.9m

Kitchen - 3.4m x 3.3m

Bathroom - 3.4m x 2.3m

WC - 1.9m x 1.2m

Bedroom 1 - 4.2m x 3.9m

Bedroom 2 - 3.8m x 3.6m

Bedroom 3 - 3.7m 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