



*Your Fraserburgh Solicitors*



**61B SALTOUN PLACE, FRASERBURGH,  
AB43 9RY**

**Offers Over  
£95,000**

- SECOND FLOOR FLAT
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- SHARED GARDEN
- EPC RATING - D
- LOUNGE WITH SEA VIEWS
- DINING ROOM
- BATHROOM
- GAS CENTRAL HEATING
- WASH HOUSE/SHED
- COUNCIL TAX BAND - A



LOUNGE



LOUNGE ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



DINING ROOM



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



REAR GARDEN



REAR GARDEN ALTERNATIVE VIEW



61B Saltoun Place is a substantial second floor flat situated in the heart of Fraserburgh. This property would be ideal for first time buyers.

Accommodation comprises of, a staircase to the rear of the property leading to a shared entrance, a large bright lounge with uninterrupted views over Fraserburgh and the beach, a modern kitchen facing the rear, interconnecting dining room accessed from the lounge and hallway, a large double bedroom with built in wardrobes to the front with sea views, a large double bedroom to the rear with built in wardrobes, and a four piece suite bathroom.

Outside there is a shared garden with shared access through a garage door onto Saltoun place lane and an outbuilding with lights and power.

Viewing is highly recommended to fully appreciate what this property has to offer.

## **ENTRY**

By arrangement.

## **VIEWING ARRANGEMENTS**

Call agents on 01346 514545.

## **Measurements**

LOUNGE – 4.3M X 4M  
DINING ROOM – 4M X 2.3M  
KITCHEN – 3.7M X 3M  
BATHROOM – 2.8M X 2.3M  
BEDROOM 1 – 4.2M X 3.3M  
BEDROOM 2 – 3.6M X 3.3M



## Powers of Attorney.

£495

no extras, no hidden costs

## Wills

Wills from £108 inc VAT

Free Will with every Sale or Purchase

See a Solicitor today

Appointments not always necessary

