



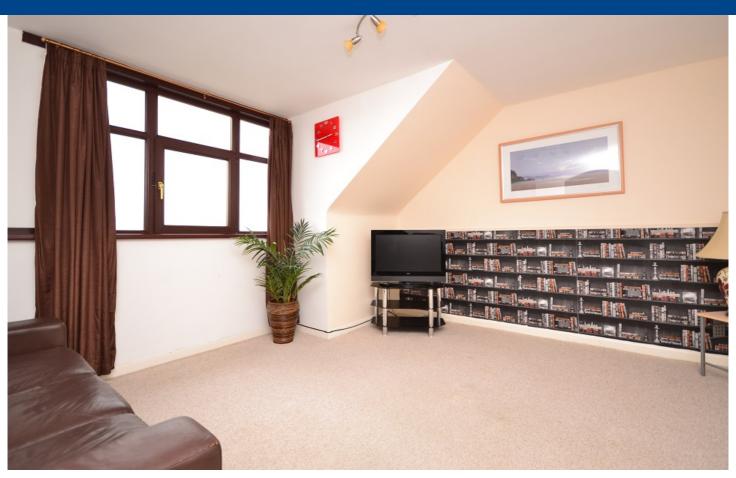
61B SALTOUN PLACE, FRASERBURGH, **AB43 9RY**

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

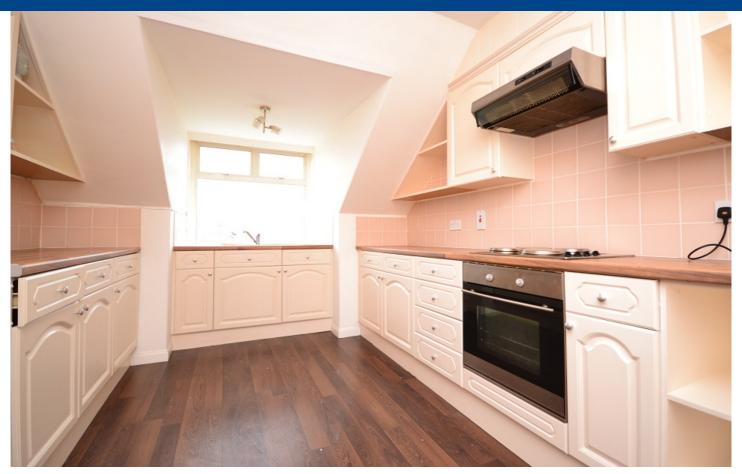
MacRae Stephen & Co. • 57 High Street • Fraserburgh • AB43 9ET • Tel: 01346 514545 • Fax: 01346 510147 • e-mail: william@macraestephen.co.uk



LOUNGE



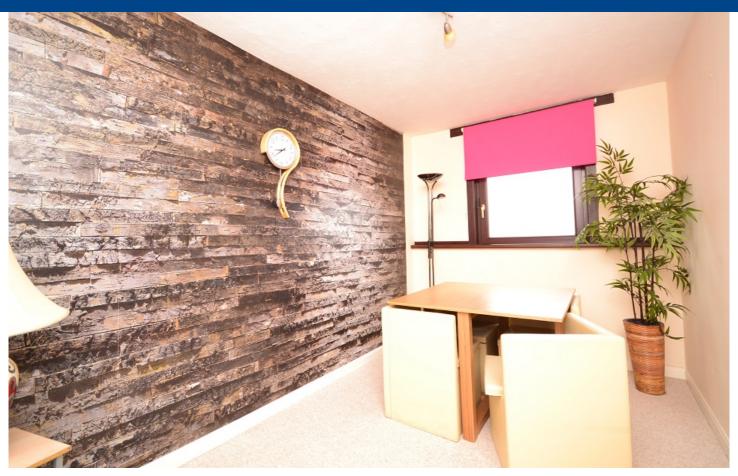
LOUNGE ALTERNATIVE VIEW



KITCHEN



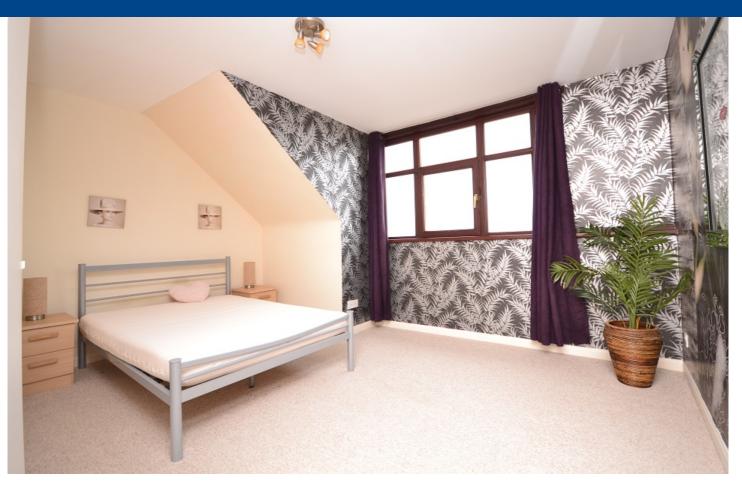
KITCHEN ALTERNATIVE VIEW



DINING ROOM



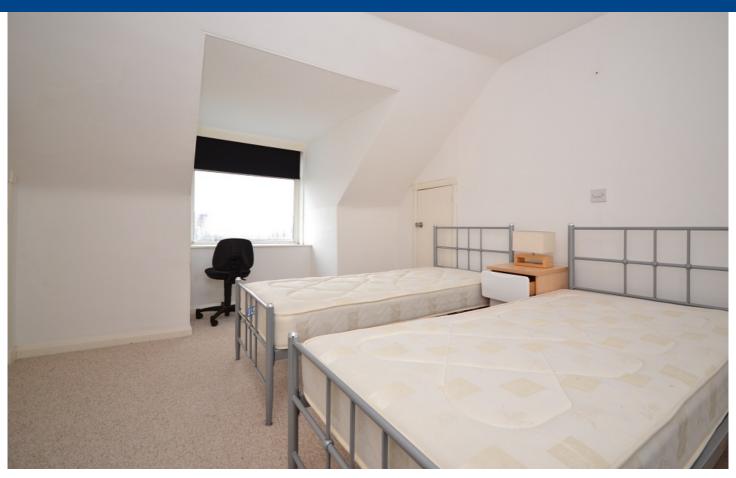
BATHROOM



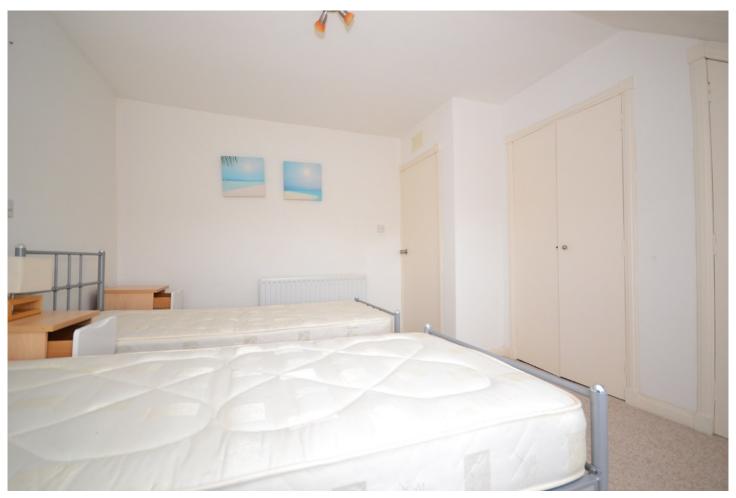
BEDROOM 1



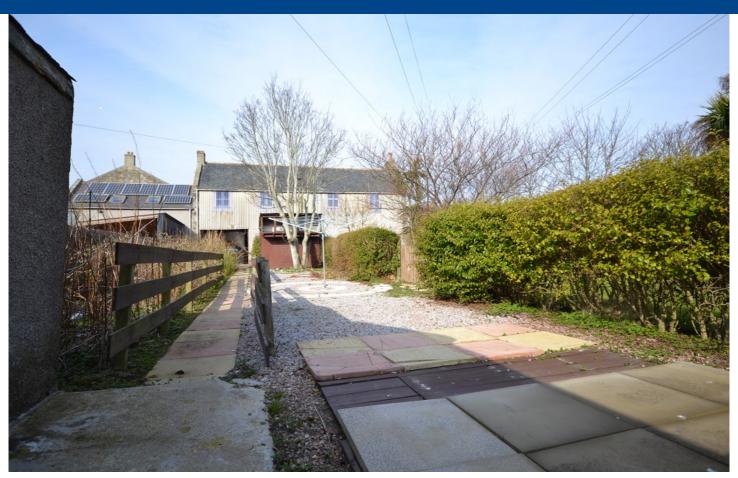
BEDROOM 1 ALTERNATIVE VIEW



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 beech, 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

