



Your Fraserburgh Solicitors



**34A CHARLOTTE STREET, FRASERBURGH,
ABERDEENSHIRE, AB43 9JE**

**Offers Over
£69,900**

- FIRST FLOOR FLAT
- 2 BEDROOMS
- 2 ATTIC ROOMS
- GAS CENTRAL HEATING

- NEW KITCHEN
- NEW BATHROOM
- COUNCIL TAX BAND - B
- EPC RATING - D

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ENTRANCE VESTIBULE



HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



ATTIC ROOM 1



ATTIC ROOM 1 ALTERNATIVE VIEW



ATTIC ROOM 2



ATTIC ROOM 2 ALTERNATIVE VIEW



SHARED COURTYARD

DESCRIPTION

34A Charlotte Street is a full refurbished first floor flat located close to the town centre. The property is in move in condition and would suit first time buyers or be a great buy to let investment.

The property benefits from gas central heating and newly fitted double glazed windows and doors.

Accommodation comprises of, entrance vestibule, large living room, newly fitted kitchen, newly fitted bathroom, tow large double bedrooms and two attic rooms. All internal doors have been replaced and new flooring has been fitted throughout.#

Outside the property can be accessed by a lane leading to rear of the building where there are steps to the main entrance. There is also a shared courtyards and a new shed which also belongs to the property.

Home Report Valuation - £85,000

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 6m x 3.8m

Kitchen - 3.9m x 2.4m

Bathroom - 2.2m x 1.3m

Bedroom 1 - 4m x 3.9m

Bedroom 2 - 4.4m x 3.8m

Attic room 1 - 5.4m x 2.6m

Attic room 2 - 3.3m x 3.1m

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