



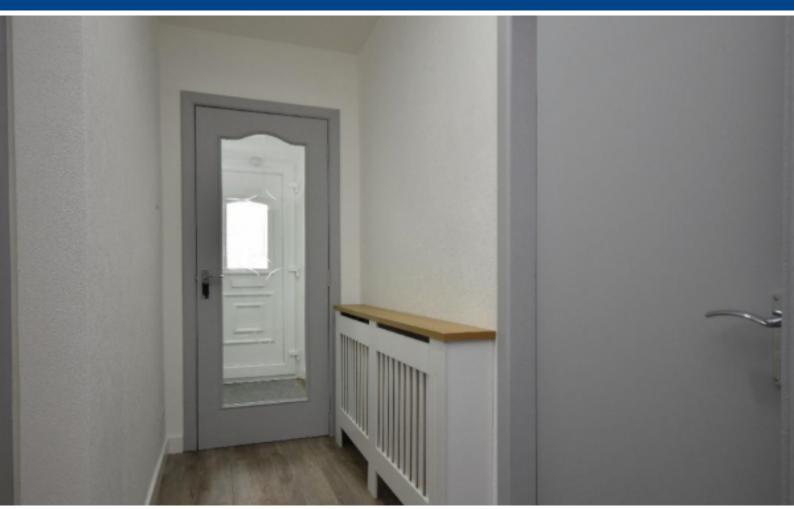
# 34A CHARLOTTE STREET, FRASERBURGH, ABERDEENSHIRE, AB43 9JE

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

MacRae Stephen & Co. Email: william@macraestephen.co.uk



ENTRANCE VESTIBULE



HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BEDROOM 1



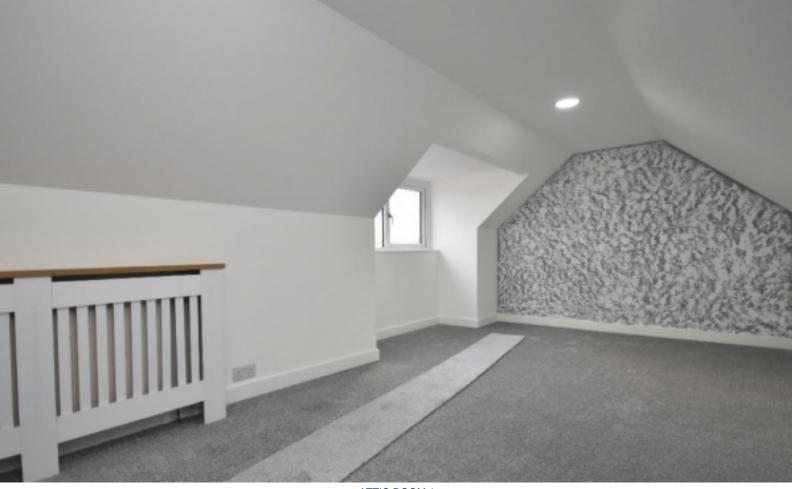




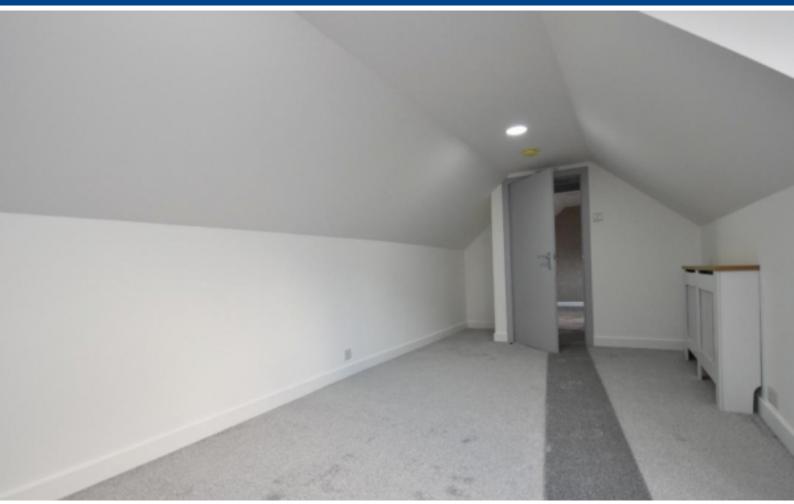
BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



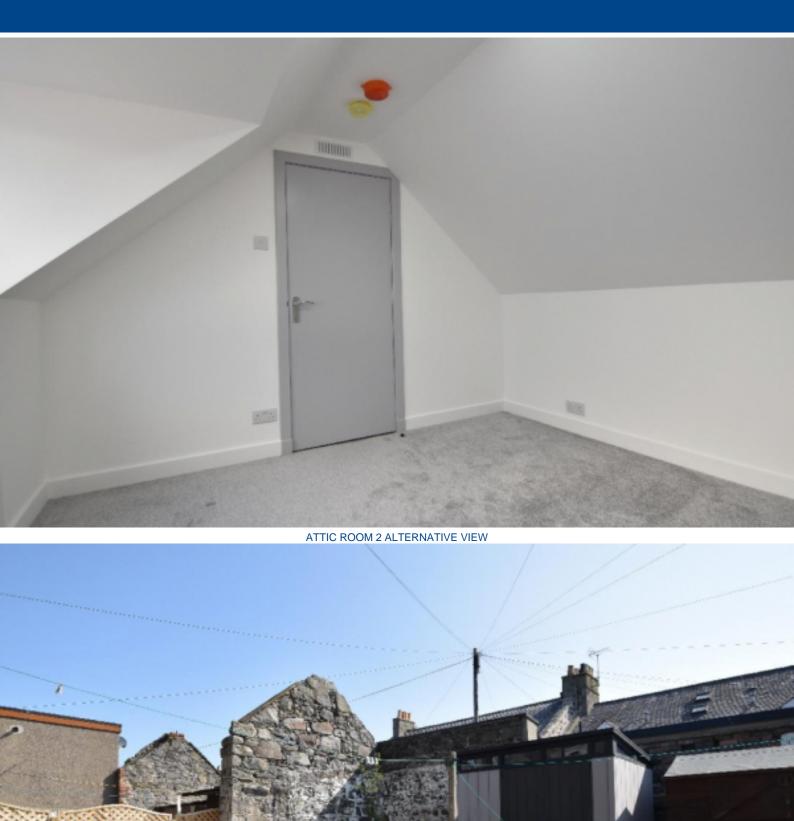
ATTIC ROOM 1



ATTIC ROOM 1 ALTERNATIVE VIEW



ATTIC ROOM 2





## 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