



Your Fraserburgh Solicitors



**38A MID STREET, FRASERBURGH, ABERDEENSHIRE,
AB43 9AJ**

**Offers Around
£55,000**

- FIRST FLOOR FLAT
- 2 BEDROOMS
- GAS CENTRAL HEATING
- SHOWER ROOM
- WC
- SHARED COURTYARD
- EPC RATING - D
- COUNCIL TAX BAND - A

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

www.macraestephen.co.uk



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



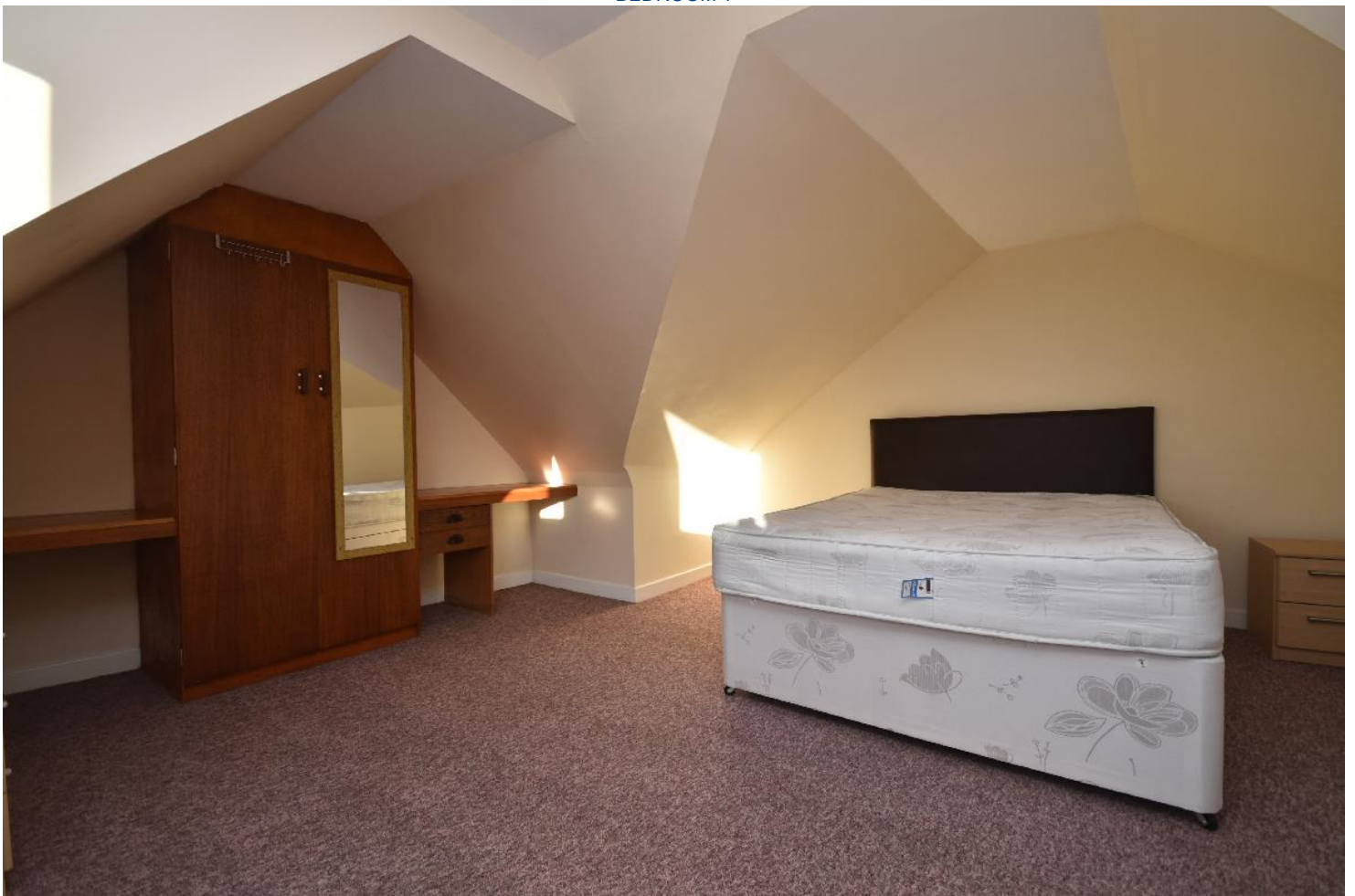
SHOWER ROOM



WC



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW

DESCRIPTION

38A Mid Street is a first floor flat located in the centre of town making it ideal for first time buyers or as a buy to let investment. The property has been used as rental and has all the certificates needed to legally lease the property.

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

Accommodation comprises of, shared entrance stairway, entrance vestibule, a large living room, kitchen/dining area, shower room, two double bedrooms on the second floor with a WC.

Outside there is a locking gate which leads to a shared courtyard with an outbuilding and storage for bins.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 4.7m x 4.3m

Kitchen - 3.7m x 3.1m

Shower room - 2.1m x 1.9m

WC - 1.3m x 0.8m

Bedroom 1 - 4.7m x 4.2m

Bedroom 2 - 3.8m x 3.6m

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