



*Your Fraserburgh Solicitors*



**6 HARRIS PLACE, FRASERBURGH, ABERDEENSHIRE,  
AB43 9WF**

**Offers Over  
£190,000**

- DETACHED BUNGALOW
- 3 BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- INTEGRAL GARAGE
- FLOORED ATTIC
- COUNCIL TAX BAND - E
- EPC RATING - C

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ENTRANCE HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



UTILITY ROOM



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



EN-SUITE



EN-SUITE ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3





BEDROOM 3 ALTERNATIVE VIEW



ATTIC



ATTIC ALTERNATIVE VIEW



ENCLOSED REAR COURTYARD

## DESCRIPTION

6 Harris Place is a large detached bungalow located in a quiet cul-de-sac close to all local amenities. This property would suit a range of purchasers.

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

Accommodation comprises of, entrance vestibule, large living room to the front of the property, kitchen/dining area, utility room, large cupboards in the hallway, bathroom with shower over the bath, three bedrooms two of which have built in wardrobes and one en-suite. There is also a staircase in the hallway leading to a fully floored attic with window which would be ideal for conversion into more accommodation.

Outside there is a small garden to the front, a driveway to the side of the property leading to the integral garage and an enclosed courtyard to the rear.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Entrance vestibule - 2m x 1.5m

Living room - 4.8m x 4.5m

Kitchen - 4.4m x 4.3m

Utility room - 4.1m x 2.

Bathroom - 2.2m x 2.1m

Bedroom 1 - 3.8m x 3.7m

En-suite - 3.8m x 1.2m

Bedroom 2 - 3.8m x 3.1m

Bedroom 3 - 3m x 2.7m

Attic - 13.4m x 4.2m

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