



*Your Fraserburgh Solicitors*



**1 LEYS DRIVE, FRASERBURGH, CRIMOND,  
ABERDEENSHIRE, AB43 8RW**

**Offers Over  
£100,000**

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- NEW GAS BOILER
- OFF ROAD PARKING
- GARAGE
- EPC RATING - C
- COUNCIL TAX BAND - A

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ENTRANCE HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



DINING AREA



DOWNSTAIRS WC



BATHROOM



BATHROOM ALTERNATIVE VIEW



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3





BEDROOM 3 ALTERNATIVE VIEW



REAR OF PROPERTY



OFF ROAD PARKING AND GARAGE



REAR GARDEN

## DESCRIPTION

1 Leys Drive is a semi-detached house located in the village of Crimond which is an ideal location for commuting to both Fraserburgh and Peterhead.

The property benefits from full double glazing and newly fitted combi gas boiler.

Accommodation comprises of, large entrance hallway, living room, downstairs WC, kitchen/dining area, upstairs bathroom, and three double bedrooms all with built in wardrobes.

Outside there is a small garden to the front and side with a fully enclosed rear garden and off road parking to the rear with a single garage.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 5m x 4.6m

Kitchen/Dining area - 6.9m x 2.7m

Downstairs WC - 1.4m x 0.8m

Bathroom - 2.5m x 2.4m

Bedroom 1 - 3.6m x 3.1m

Bedroom 2 - 3.6m x 2.6m

Bedroom 3 - 3.6m x 2.6m