



Your Fraserburgh Solicitors



**23B CHURCH STREET, CAIRNBULG, FRASERBURGH,
AB43 8YN**

**Offers Over
£200,000**

- DETACHED HOUSE
- GAS CENTRAL HEATING
- 3 BEDROOMS
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- EPC RATING - B
- COUNCIL TAX BAND - D

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HALLWAY



HALLWAY ALTERNATIVE VIEW



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



UPSTAIRS LANDING



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



REAR GARDEN



REAR GARDEN ALTERNATIVE VIEW

DESCRIPTION

23b Church Street is a detached house located in the popular coastal village of Cairnbulg . The property is in a quiet cul-de-sac making it an ideal family home.

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

Accommodation comprises of, entrance hallway, living room, modern kitchen/dining area, four piece bathroom suite, utility room which can be made back into a WC and three bedrooms upstairs all with built in wardrobes.

Outside there is off road parking to the front of the property, a small play area and a large garage. To the rear of the property there is a fully enclosed garden with a log cabin with wired in electrics.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 4m x 3.2m

Kitchen/Dining area - 6.1m x 3.3m

Utility - 1.6m x 1.1m

Bathroom - 3.2m x 2m

Bedroom 1 - 4.6m x 3.2m

Bedroom 2 - 4.6m x 3.3

Bedroom 3 - 2.9mx 2.4m

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