



Your Fraserburgh Solicitors



**1A GORDONS COURT, FRASERBURGH,
ABERDEENSHIRE, AB43 9AD**

**Offers Over
£39,000**

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

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ENTRANCE



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



UPSTAIRS WC



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW

DESCRIPTION

1A Gordons Court is a first and attic floor flat located close to the town centre. The flat has been used as a rental property and would be ideal for first time buyers or as a buy to let investment.

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

Access can be gained from Gordons court into a shared stairway leading to an entrance hallway with first floor accommodation comprising of, large living room, kitchen, and shower room. Attic floor accommodation comprises of, landing, 2 double bedrooms and WC.

Outside there is gate in the lane, shared courtyard with one shed and an enclosed shared rear garden.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 4.5m x 3m

Kitchen - 3.7m x 1.9m

Shower room - 1.9m x 1.7m

Upstairs WC - 1.2m x 1.1m

Bedroom 1 - 4.5m x 3m

Bedroom 2 - 3.4m x 3m

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