



*Your Fraserburgh Solicitors*



**121 STRICHEN ROAD, FRASERBURGH,  
ABERDEENSHIRE, AB43 9QJ**

**Offers Over  
£185,000**

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- GARAGE
- EPC RATING - D
- COUNCIL TAX BAND - D

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



REAR OF PROPERTY



REAR GARDEN

## DESCRIPTION

121 Strichen Road is a semi-detached house located in a very popular area in town located close to all schools and amenities. This property is in excellent condition and would be ideal for a range of purchasers.

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

Accommodation comprises of, entrance hallway, large living room, kitchen/dining area, utility room, shower room, main bedroom downstairs, a further two bedrooms upstairs with sea views from bedroom two and a walk in cupboard which could be turned into a WC.

Outside there is a garden to the front, driveway and garage. to the rear is a good sized fully enclosed garden.



## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 8.5m x 3.6m

Kitchen - 4.2m x 3.7m

Utility room - 2.3m x 1.2m

Shower room - 2m x 1.7m

Bedroom 1 - 3.7m x 3.5m

Bedroom 2 - 5.1m x 3.1m

Bedroom 3 - 3.6m x 2.7m

Walk in storage cupboard - 2.3m x 1.9m

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