



*Your Fraserburgh Solicitors*



**13 ALBERT STREET, FRASERBURGH, ABERDEENSHIRE,  
AB43 9JJ**

**Offers Over  
£ 85,000**

- GROUND FLOOR FLAT
- 2 BEDROOMS
- NEW GAS CENTRAL HEATING
- FRONT AND REAR ENTRANCE
- ENCLOSED SHARED GARDEN
- EPC RATING - C
- COUNCIL TAX BAND - A

MacRae Stephen & Co. Email: [william@macraestephen.co.uk](mailto:william@macraestephen.co.uk)

[www.macraestephen.co.uk](http://www.macraestephen.co.uk)



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



REAR ENTRANCE



SHARED GARDEN

## DESCRIPTION

13 Albert Street is a ground floor flat located close to the town centre and is within walking distance to all local amenities. This property has been used as a rental property and is in walk in condition making it ideal as a buy to let investment or for first time buyers.

The property benefit from newly fitted gas central heating and full double glazing.

Accommodation comprises of, front entrance hallway, living room to the rear, main bedroom to the front, second bedroom to the rear, modern kitchen with rear door and a bathroom with shower over the bath.

Outside there is a fully enclosed shared rear garden with gate leading onto Mid Street.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 4.2m x 3.6m

Kitchen - 4m x 1.9m

Bathroom - 2m x 1.9m

Bedroom 1 - 4.1m x 3.1m

Bedroom 2 - 2.7m 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