



Your Fraserburgh Solicitors



**3 CLINTON DRIVE, SANDHAVEN, FRASERBURGH, AB43
7ES**

**Offers Over
£75,000**

- SEMI-DETACHED HOUSE
- SITTING TENANT
- 2 BEDROOMS
- ELECTRIC HEATING
- EPC RATING - F
- COUNCIL TAX BAND - A

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LIVING ROOM



LIVING ROOM ALT



KITCHEN



SHOWER ROOM



BEDROOM1



BEDROOM1 ALT



BEDROOM2



BEDROOM2 ALT



GARDEN

DESCRIPTION

3 Clinton Drive is a 2 bedroom house available for sale with sitting tenant. The rental income is £500 per calendar month. this would be an ideal investment for any existing landlord lookig to add to their portfolio.

The property benefits from electric heating.

Accommodation comprises of, entrance hallway, living room, kitchen, two double bedrooms and a shower room.

Outside there is a garden to the front and a fully enclosed garden to the rear. There is also off road parking to the side of the property and a single garage.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

LOUNGE - 6M X 3.3M

KITCHEN - 3.3M X 2.5M

SHOWER ROOM - 1.8MX 1.7M

BEDROOM 1 - 4.2M X 3M

BEDROOM 2 - 4.2M X 2.8M

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