



*Your Fraserburgh Solicitors*



**69 CHARLOTTE STREET, FRASERBURGH,  
ABERDEENSHIRE, AB43 9JE**

**Offers Over  
£85,000**

- GAS CENTRAL HEATING
- GROUND FLOOR FLAT
- FULL DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND - C
- EPC RATING - C

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ENTRANCE HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



DINING ROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



SHARED COURTYARD

## DESCRIPTION

69 Charlotte street is a ground floor flat located close to the town centre.

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

Accommodation comprises of, entrance vestibule, large hallway, living room, dining room, kitchen, bathroom and two double bedrooms.

Outside there is a shared courtyard to the rear which can be accessed via a gate from mid street and a single garage.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 5m x 4.4m

Kitchen- 5.4m x 2.2m

Bathroom - 2m x 1.8m

Bedroom 1 - 4.5m x 4.4m

Bedroom 2 - 2.4m x 3.6m

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