



*Your Fraserburgh Solicitors*



**36 NORTH STREET, FRASERBURGH, ABERDEENSHIRE,  
AB43 9DJ**

**Offers Over  
£75,000**

- MID-TERRACED HOUSE
- 2 BEDROOMS
- GAS CENTRAL HEATING
- ENCLOSED REAR COURTYARD
- DOWNSTAIRS WC
- HR VALUATION £80,000
- COUNCIL TAX BAND - A
- EPC RATING - C

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



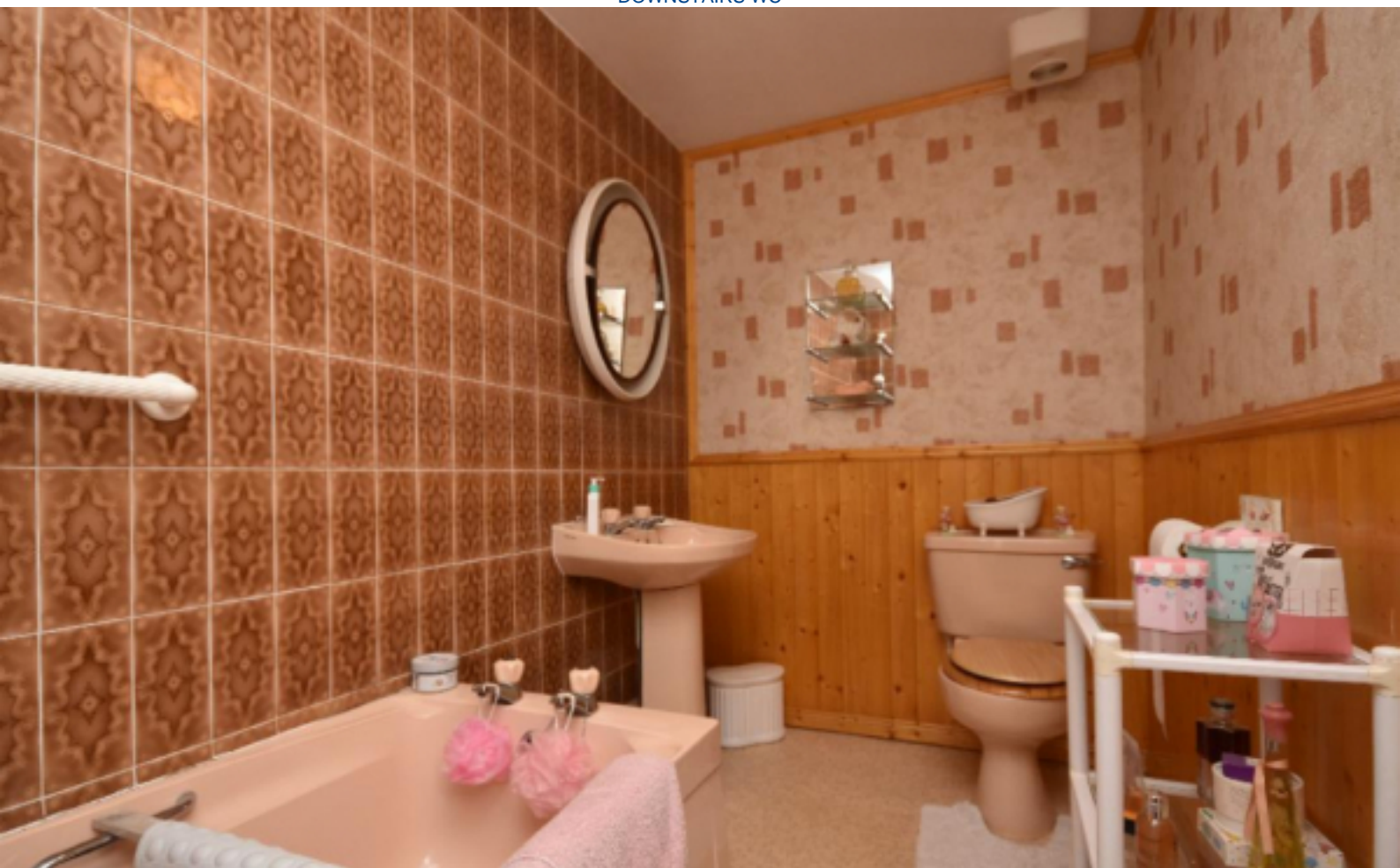
KITCHEN



KITCHEN ALTERNATIVE VIEW



DOWNSTAIRS WC



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



REAR COURTYARD

## DESCRIPTION

36 North Street is a mid-terraced house located close to the town centre. The property would be ideal for first time buyer or as a buy to let investment.

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

Accommodation comprises of, entrance vestibule, large living room, kitchen, downstairs WC, two double bedrooms and a bathroom with shower over the bath.

Outside there is an enclosed courtyard to the rear of the property.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Entrance vestibule - 1.3m x 1.2m

Living room - 4.4m x 4.1m

Kitchen - 4.4m x 2.9m

Downstairs WC - 1.4m x 1.4m

Bathroom - 3m x 1.5m

Bedroom 1 - 4.3m x 3.6m

Bedroom 2 - 3.4m x 3.1m

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