



*Your Fraserburgh Solicitors*



**87 ST ANDREWS DRIVE, FRASERBURGH,  
ABERDEENSHIRE, AB43 9AW**

**Offers Over  
£80,000**

- MID-TERRACED HOUSE
- 3 BEDROOMS
- KITCHEN AND DINING ROOM
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- EPC RATING - D
- COUNCIL TAX BAND - A

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FRONT ENTRANCE



LIVING ROOM



KITCHEN



KITCHEN ALTERNATIVE VIEW



DINING ROOM



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



REAR GARDEN

## DESCRIPTION

87 St Andrews Drive is a mid-terraced house close to all amenities, making it ideal for first time buyers or as a buy to let investment as the property has previously been used as a rental.

Down stairs accommodation comprises of, a good sized front entrance, large lounge, dining room with doors to the kitchen and lounge, and kitchen with door to the rear garden.

Upstairs accommodation comprises of, large double bedroom to the rear with built in wardrobe, second bedroom to the front.

There is also a staircase leading to the attic floor where there is a landing with cupboard space and bedroom.

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

Outside there is front and rear gardens with a car park to the front of the property.

Viewing is highly recommended to appreciate what this property has to offer.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 4.4m x 3m

Kitchen - 3.7m x 2.4m

Dining room - 3m x 1.7m

Bathroom - 2.7m x 1.6m

Bedroom 1 - 2.8m x 2.7m

Bedroom 2 - 3.7m x 2.6m

Bedroom 3 - 3.3m x 3.3m

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