



*Your Fraserburgh Solicitors*



**1 MILLER GARDENS, FRASERBURGH, ABERDEENSHIRE,  
AB43 9AL**

**Offers Over  
£200,000**

- DETACHED BUNGLAOW
- 3 BEDROOMS
- 2 DRIVEWAYS
- GARAGE
- REAR GARDEN
- GAS HEATING
- EPC RATING - C
- COUNCIL TAX BAND - D

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ENTRANCE VESTIBULE



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



DINING ROOM



DINING ROOM ALTERNATIVE VIEW



UTILITY ROOM



SHOWER ROOM



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW





BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



REAR GARDEN



REAR GARDEN ALTERNATIVE VIEW



SECOND DRIVEWAY



SIDE GARDEN



SIDE GARDEN ALTERNATIVE VIEW

## DESCRIPTION

1 Miller Gardens is a detached bungalow located in a popular area of town close to all local amenities making it an ideal property for a range of purchasers.

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

Accommodation comprises of, entrance vestibule with built in cupboards, a walk-in cupboard in the hallway, a large living room, dining room with sea views, kitchen to the rear, utility room with plumbing for the washing machine, shower room, family bathroom, and three bedrooms.

Outside there is a driveway to the front leading to a large garage, a garden to the front, a large garden to the side with a second driveway and an enclosed garden to the rear.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Entrance vestibule - 1.8m x 1.7m

Living room - 5.9m x 3.9m

Dining room - 3.9m x 2.8m

Kitchen - 3.9m x 3.2m

Utility room - 2.7m x 2.1m

Walk in cupboard - 2.1m x 1.5m

Shower room - 2.6m x 1.4m

Bathroom - 3.1m x 1.4m

Bedroom 1 - 3.7m x 3.1m

Bedroom 2 - 4.5m x 3m

Bedroom 3 - 3.1m x 2.2m

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