



Your Fraserburgh Solicitors



**37 BARRASGATE ROAD, FRASERBURGH,
ABERDEENSHIRE, AB43 9DQ**

**Offers Over
£40,000**

- GROUND FLOOR FLAT
- 1 BEDROOM
- GAS CENTRAL HEATING
- REAR COURTYARD
- EPC RATING - D
- COUNCIL TAX BAND - A

MacRae Stephen & Co. Email: william@macraestephen.co.uk

www.macraestephen.co.uk



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



BEDROOM



BEDROOM ALTERNATIVE VIEW



REAR COURTYARD



REAR COURTYARD ALTERNATIVE VIEW

DESCRIPTION

Ground floor flat located close to the town centre and all other local amenities. The property is in move in condition and would be an ideal buy to let investment.

The property benefits from gas central heating and double glazing.

Accommodation comprises of, shared entrance, entrance hallway, large living room modern kitchen with door to rear courtyard, shower room and a large double bedroom with built in wardrobes.

Outside there is a fully enclosed private rear courtyard.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 3.8m x 3.3m

Kitchen - 4.4m x 3.8m

Shower room - 2m x 1.5m

Bedroom - 3.4m 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