



Your Fraserburgh Solicitors



**37 MAIN STREET, FRASERBURGH, ABERDEENSHIRE,
AB43 9RT**

**Offers Over
£130,000**

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- FULLY ENCLOSED REAR GARDEN
- COUNCIL TAX BAND - C
- EPC RATING - D

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



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

DESCRIPTION

37 Main Street is a semi-detached house located in a very popular area of town within walking distance to the coastal path and all local amenities. This property would be ideal for a range of purchasers.

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

Accommodation comprises of, entrance vestibule, storage cupboard in hallway, living room to the front, kitchen with rear entrance vestibule, bathroom, main bedroom to the front and two further bedrooms to the rear.

Outside there is a fully enclosed rear garden with access lane to the side of the property. There is also two outbuildings to the rear of the property.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Entrance vestibule - 1.5m x 1.4m

Living room - 4.5m x 4.2m

Kitchen - 4.2m x 3m

Bathroom - 3.2m x 1.9m

Bedroom 1 - 4.2m x 3.7m

Bedroom 2 - 4.2m x 2.6m

Bedroom 3 - 3.2m x 3

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