



*Your Fraserburgh Solicitors*



**249 WEST ROAD, FRASERBURGH, ABERDEENSHIRE,  
AB43 9NP**

**Offers Over  
£115,000**

- SEMI-DETACHED HOUSE
- 2 BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- EPC RATING - D
- COUNCIL TAX BAND - B

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



OFF ROAD PARKING



REAR GARDEN

## DESCRIPTION

249 West road is a semi-detached property located in a popular area of town close to all schools and local amenities. This property would be ideal for a range of purchasers.

The property benefits from gas central heating with a newly fitted boiler and full double glazing.

Accommodation comprises of, entrance hallway, living room, kitchen with door to the rear, plenty of storage, modern shower room and two double bedrooms.

Outside there is a garden to the front of the property, off road parking to the side of the property and an enclosed garden to the rear.

## ENTRY

By arrangement

## VIEWING ARRANGEMENTS

Call agents on

## MEASUREMENTS

Living room - 4.2m x 4m

Kitchen - 5.5m x 2m

Shower room - 1.8 x 1.8m

Bedroom 1 - 4.5m x 2.9m

Bedroom 2 - 3.5m 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