

STEWART & WATSON

your **complete** property & legal service

**4 MANSE STREET
FRASERBURGH AB43 9HS**



1 Bed upper flat

- Fitted kitchen, lounge & bathroom
- Shared outbuilding and rear courtyard
- Gas central heating and double glazing
- On street parking
- Currently tenanted

Offers Over £39,900

Home Report Valuation £43,000

www.stewartwatson.co.uk

4 MANSE STREET FRASERBURGH AB43 9HS

GENERAL

We offer for sale this 1 bedroomed upper flat. On entrance there is a storage cupboard and access to an outbuilding shared with number 6. The staircase leads to the accommodation on the first floor which comprises kitchen, lounge, bathroom and the bedroom.

The kitchen is fitted with wall and base units. There is an oven with hob and extractor fan above. There is space for a washing machine and room for a fridge freezer. The walls are tiled behind work surfaces. A cupboard houses the gas central heating boiler.

The bathroom is fitted with a 3 piece suite comprising bath with overhead shower, pedestal whb and toilet.

The property has gas central heating and double glazing

CURRENT TENANCY

The flat is currently leased offering any purchaser an investment opportunity.

ACCOMMODATION

Lounge 12'8 x 12' (3.87m x 3.67m)

Kitchen 9'1 x 8'5 (2.77m x 2.57m)

Bedroom 12'4 x 12' (3.78m x 3.67m)

Bathroom 9'4 x 8'4 (2.85m x 2.55m)
(At longest point)



Lounge



Kitchen



Bedroom



Bathroom

OUTSIDE

There is a shared rear courtyard and on street parking.

Council Tax

Band A

EPC Banding

EPC = D (64)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

LOCATION

Manse Street is situated a short walk from the town centre. The town provides a selection of shops, business and leisure facilities including bowling/leisure centre, swimming pool, harbour and sandy beach.

St Fergus, Peterhead and Aberdeen are all within commuting distance.

Reference NH/VA

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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