

STEWART & WATSON

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21C KIRK BRAE
FRASERBURGH AB43 9BY



2 Bedroom Second Floor Flat

- Kitchen, lounge and shower room
- Recently installed electric heating system
- Shared rear courtyard
- Harbour views
- Town centre location

Offers Over £40,000

Home Report Valuation £40,000

www.stewartwatson.co.uk

21C KIRK BRAE FRASERBURGH AB43 9BY

TYPE OF PROPERTY

We offer for sale this centrally located two bedroom second floor flat.

The lounge is located at the front of the property and features an open fireplace with tiled surround. There is a cupboard below the window and there is laminate flooring.

The kitchen is fitted with wall and base units and there is a stainless steel sink fitted below the window which overlooks Fraserburgh Harbour. There is also plumbing for a washing machine.

The shower room is fitted with a three piece suite comprising corner shower cubicle, pedestal whb and toilet.

Bedroom 1 is front facing and has storage below the window as well as fitted wardrobe space.

Bedroom 2 is located at the rear.

There is a cupboard in the hallway which houses the hot water cylinder and the electric meter is also in a cupboard in the hallway.

ACCOMMODATION

Lounge 13'9 x 10'9 (4.19m x 3.27m)

Kitchen 10'11 x 9'10 (3.32m x 2.99m)

Shower room 7'2 x 4'10 (2.18m x 1.47m)

Bedroom 1 13'10 x 13'3 (4.21m x 4.03m)

Bedroom 2 15'4 x 8'8 (4.67m x 2.64m)

All room measurements are taken at longest point.



Lounge





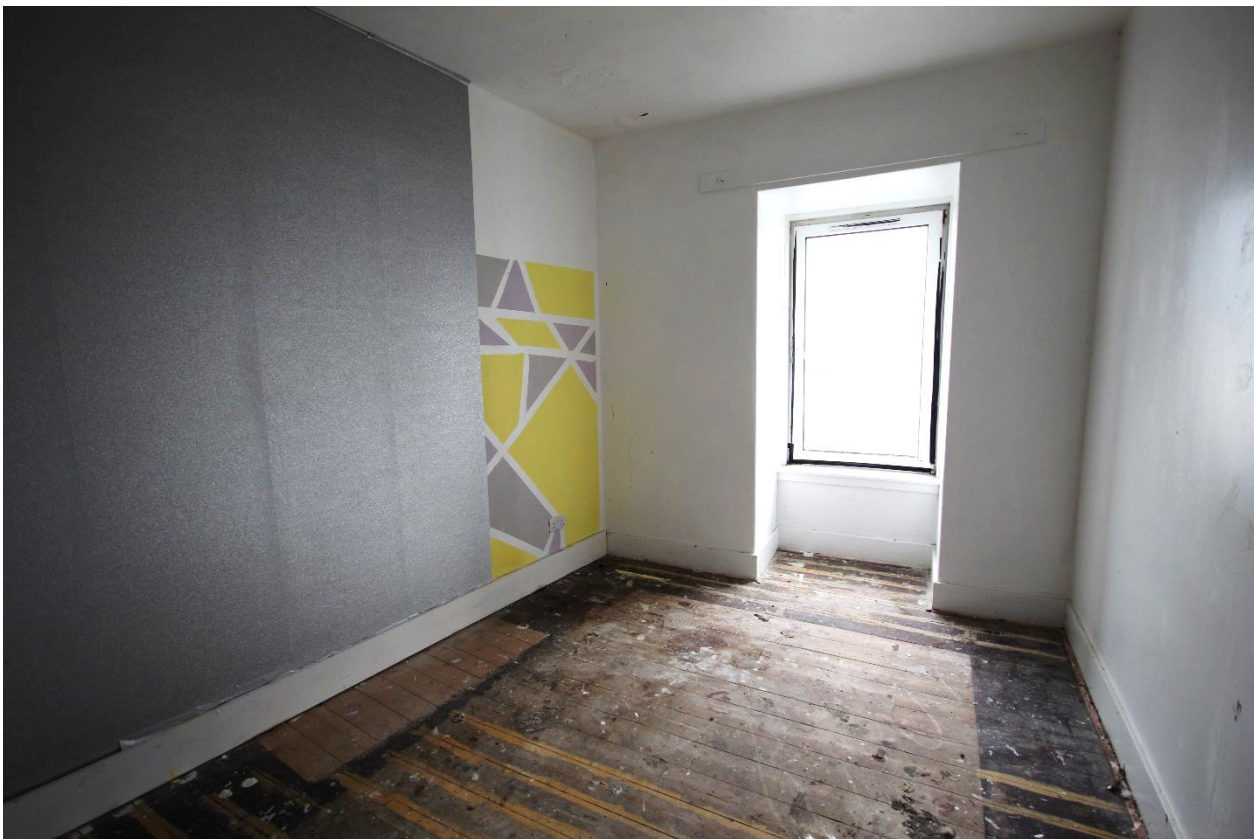
Kitchen



Shower room



Bedroom 1 & Bedroom 2



OUTSIDE

There is a shared rear courtyard area.

Council Tax

Band A

EPC Banding

EPC = F (23)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Email: Fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

LOCATION

This flat is situated at the centre of Fraserburgh close to all town centre amenities and Fraserburgh harbour. There are handy bus connections nearby.

Fraserburgh offers a range of leisure facilities including bowling / leisure centre, swimming pool, primary schools and Fraserburgh Academy. In addition there are a host of cafes and restaurants.

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

Reference AJM/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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