

STEWART & WATSON

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9 FAITHLIE STREET, FRASERBURGH
AB43 9LJ



2 Bedroom Ground Floor Flat

- Kitchen and Lounge
- Driveway
- Shower room
- Shared Drying Green
- Gas Central Heating

Offers Around £45,000

£10,000 below Home Report Valuation

www.stewartwatson.co.uk

TYPE OF PROPERTY

We welcome to the market this two bedroom ground floor flat in the town of Fraserburgh.

Enter through a part glazed wooden door into the hallway. To the left there is the bathroom which features a whb, toilet and shower cubicle. The bathroom is partially fitted with wet wall.

The kitchen is accessed via the hallway. It features wood effect wall and base units and matching wood effect worktop. There is a fitted oven and a gas cooker with extractor fan above. There is a window in the kitchen which faces out onto the front of the property.

The lounge is accessed at the end of the hallway. The lounge has a window facing out to the front also.

Both bedrooms are rear facing. Bedroom 1 is accessed from the lounge and bedroom 2 is accessed from the hallway.

ACCOMMODATION

Lounge	15'5 x 12'8 (4.70m x 3.86m)
Kitchen	11'11 x 6'1 (3.63m x 1.85m)
Bedroom 1	12'9 x 12'2 (3.89m x 3.71m)
Bedroom 2	12'10 x 8'10 (3.91m x 2.69m)
Shower room	4'8 x 7'0 (1.42m x 2.13m)

All room measurements are approximate and have been taken at the longest point.



Lounge





Lounge alternative view



Kitchen



Kitchen





Bedroom 1





Bedroom 2



Shower room

OUTSIDE



Front Garden

There is an exclusively owned front garden area which is laid with chipped stone. There is a driveway to the side of the property, which is laid with chipped stone and partially paved. At the rear of the property there is a shared drying green.



Driveway

SERVICES

This Property is serviced by gas central heating.

ITEMS INCLUDED

All floor coverings, light fittings and window coverings will be include in the sale.

Council Tax

Band A

EPC Banding

EPC= C

Entry

By arrangement

Viewing

Contact our Fraserburgh office – (01346) 514443

Email

fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

LOCATION

Fraserburgh is a major fishing port that lies at the far north east corner of Aberdeenshire.

Fraserburgh provides a selection of shops, business and leisure facilities including bowling/leisure centre, swimming pool, links golf course and an expansive sandy beach.

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

Reference AJM/JL

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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