

# STEWART & WATSON

your **complete** property & legal service

**24 CHAPELHILL ROAD**  
*Fraserburgh, AB43 9AZ*



## *2 Bed end terraced property*

- Kitchen and lounge
- Shower room
- Rear enclosed garden, garage with driveway
- Gas central heating
- Available to view September

***£675 per month plus £875 Deposit***

***Letting Agent Registration No. LARN1904084 and Landlord Registration No. 630846/110/30111***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## **TYPE OF PROPERTY**

We offer for rent this 2 bedroomed end terraced property which is situated in a popular residential area of town.

The lounge is front facing and has Telephone and TV points. Patio doors open to the rear garden.

The kitchen is fitted with wall and base units to either side and has an integrated oven with ceramic hob and extractor fan above. Stainless steel sink. There are spaces for two appliances as well as a fridge freezer and there are two further storage cupboards. There is an area to the rear allowing for a good sized dining table and chairs.

The shower room is fitted with a corner curved shower cubicle, wall hung whb and toilet.

Both bedrooms have fitted mirrored wardrobes as well as a further storage cupboard each.

There is gas central heating and double glazing.

***Please note this property is currently tenanted and will not be available to view or move into until September.***



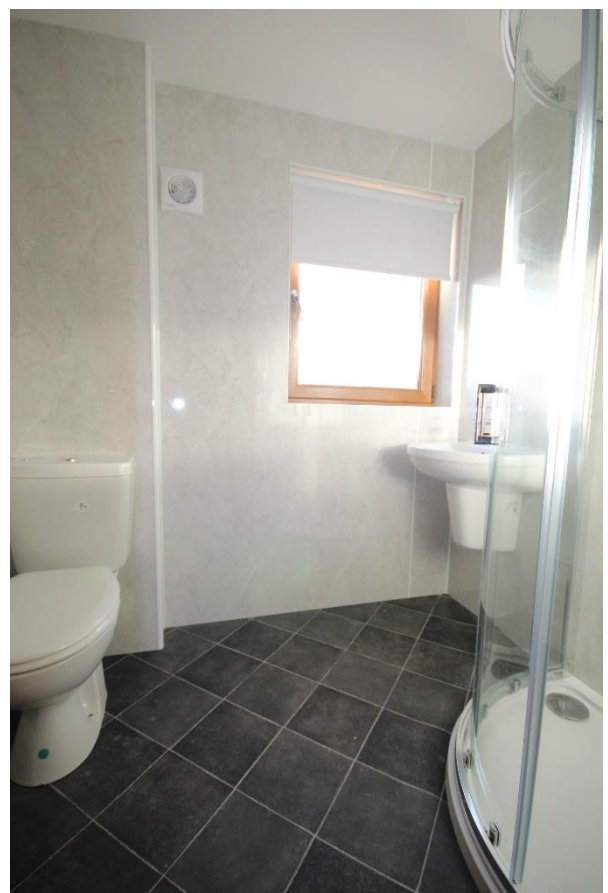
***Lounge***



*Kitchen*



*Kitchen alternative*



*Shower room*



*Rear bedroom & Front bedroom*



*Bedroom 2*

## **OUTSIDE**

The property has a large driveway to the front of the property set in tarmac with a chipped stone corner decorative corner. The rear garden has a hardstanding concrete area and an area of chipped stone with clothes poles.

An integrated garage accessed internally via the kitchen also offers off street parking.



## **ITEMS INCLUDED**

This property is offered on an unfurnished basis.

### **Council Tax**

Band A

### **EPC Banding**

EPC = E

### **Entry**

By arrangement

### **Viewing**

Contact our Fraserburgh office on (01346) 514443

### **Email**

Fraserburgh.property@stewartwatson.co.uk

### **Applications**

To be made on our application form available from any of our offices and submitted along with two references. Deposit of £675 plus £875 first months' rent to be paid in advance.

### **Landlord Registration Number**

630846/110/30111

### **Terms**

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

### **LOCATION**

Chapelhill Road is situated in a popular residential location of the town, within walking distance of the town centre and with a town service bus stop immediately outside the property.

Fraserburgh is a major fishing port that lies at the far north east corner of Aberdeenshire. The town also provides a wide selection of shops, business and leisure facilities including bowling/leisure centre, swimming pool, links golf course and expansive sandy beach. St Fergus, Peterhead and Aberdeen are all within commuting distance.

### **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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