

STEWART & WATSON

your **complete** property & legal service

**4 CORTES CRESCENT
FRASERBURGH, AB43 9NX**



2 Bedroomed semi-detached house with driveway

- Fitted kitchen and lounge
- Shower room
- Enclosed rear garden
- Gas central heating and double glazing
- Off street parking

£675 per month plus £875 deposit

Letting Agent Registration Number is LARN1904084

Landlord Reg No. 630846/110/30111

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for rent this 2 bedroomed semi-detached property which is situated in a popular residential area of town.

The front facing lounge has a TV point ready for a wall mounted TV and there is an electric fireplace.

The kitchen is fitted with high gloss red and black wall and base units with dark speckle effect worktops with stainless steel sink. There is a built in oven and ceramic hob with extractor fan above. There is also an integrated microwave, dishwasher and a free standing fridge freezer.

The shower room is fitted with a 3 piece suite comprising corner shower cubicle, pedestal whb with vanity units to either side and toilet.

The front bedroom has two storage cupboards and there is a wardrobe in the rear bedroom.

The property has gas central heating and double glazing.



Lounge





Kitchen



Rear entrance

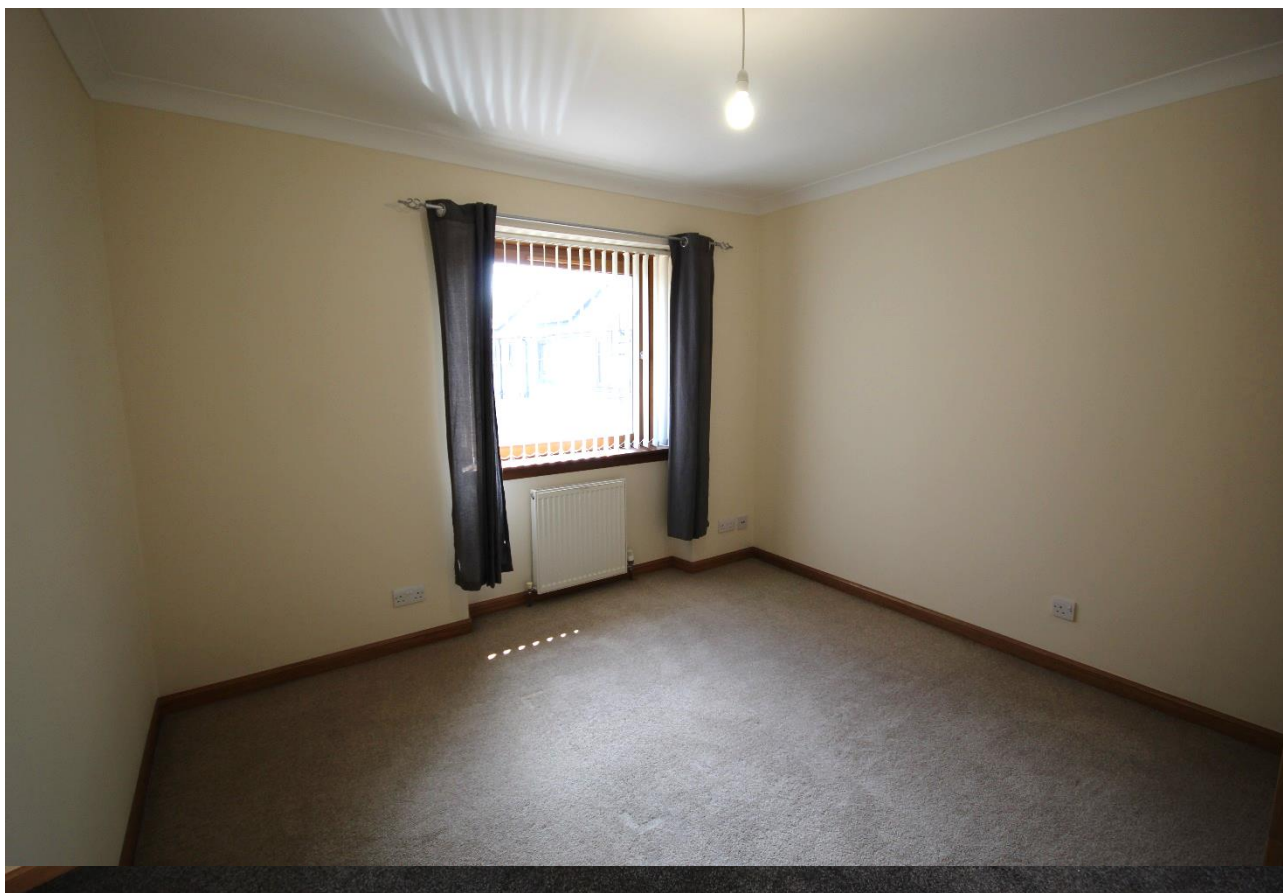


Shower room



Bedroom 1





Bedroom 2

OUTSIDE

To the front of the property there is a large tarmac driveway allowing parking for up to 3 cars.

A side gate leads to the rear enclosed garden which is mainly laid in chipped stone with a patio area and a small area laid in lawn. There is a rotary clothes dryer.



Council Tax

Band B

EPC Banding

EPC = D

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

Cortes Crescent is situated in a popular residential location of the town, within walking distance of the town centre.

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 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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