

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

[www.brown-mcrae.co.uk](http://www.brown-mcrae.co.uk)  
[fraserburgh@brown-mcrae.co.uk](mailto:fraserburgh@brown-mcrae.co.uk)

41b Duke Street  
Huntly  
Aberdeenshire  
AB54 8DT  
Tel: 01466 795130  
Fax: 01888 795133

Anderson House  
9 - 11 Frithside Street  
Fraserburgh  
Aberdeenshire  
AB43 9AB  
Tel: 01346 515797  
Fax: 01346 519168

10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS  
Tel: 01888 568950  
Fax: 01888 563031

## 55 COMMERCE STREET FRASERBURGH



**OFFERS OVER £75,000/£400 PCM**

Located close to all town centre amenities, harbour and both primary and secondary schools, this generous sized 3 bedroomed ground floor flat. The property benefits from double glazing and electric storage heaters throughout the deceptively spacious interior. There is ample storage cupboards within the hall and 2 of the bedrooms have fitted wardrobes. There is a small garden to the rear in grass with drying poles.

EV, HALL, 3 DOUBLE BEDROOMS, LIVING ROOM, KITCHEN, REAR VESTIBULE. OUTSIDE: REAR GARDEN

|   |   |
|---|---|
| ENTRANCE VESTIBULE  | Entering through part frosted glazed door. Wood panelling to walls with low level cupboard housing the electric meter. Through full length Autumn leaf glazed door to:  |
| HALL  | Large storage cupboard, further walk-in storage cupboard housing the hot and cold water tanks and 2 shelved storage cupboards. Electric storage heater, phone point.  |
| BEDROOM 1   | 4.10m x 3.19m (13'5" x 10'6") window to front with louvre blinds. Fitted suite of wardrobes along the length of one wall. Electric storage heater.  |
| BEDROOM 2   | 4.10m x 2.71m (13'5" x 8'10") window to front with louvre blinds. Fitted wardrobe. Electric storage heater.   |
| BEDROOM 3   | 4.11m x 3.48m (13'6" x 11'6") window to rear with louvre blinds. Electric storage heater.   |
| BATHROOM  | 2.51m x 2.51m (8'3" x 8'3") frosted glazed window to side. Tiled around to full height and fitted with a 3-piece pink suite of wc, pedestal whb with mirror above; bath with shower and shower screen.        |
| LIVING ROOM   | 5.90m x 4.50m (19'4" x 14'7") window to side with louvre blinds. Glass shelved recess, 2 wall lights, ceiling light, electric storage heater, phone point.  |
| KITCHEN   | 3.59m x 3.08m (11'9" x 10'1") window to side. Base and wall units, worktops with tiled splash backs; stainless steel sink and drainer – plumbed for washing machine and dishwasher. Electric cooker. Door to: |
| REAR VESTIBULE  | Wood panelling to walls. Door to garden.  |
| OUTSIDE   | Path leads to small triangular area in grass with drying poles.   |
| POST CODE   | AB43 9LR  |
| COUNCIL TAX BAND  | C   |
| ASKING PRICE  | Offers over £75,000 are fully expected.   |
| RENT  | £400 per calendar month, payable monthly in advance.  |
| DEPOSIT   | £400  |
|   | <i>Please note that you will be required to provide Messrs. Brown &amp; McRae with 3 written references prior to any viewing appointments.</i>  |
| VIEWING   | By arrangement with the Selling/Letting Agents.   |
| ENTRY   | Immediate entry can be given, otherwise by arrangement.   |
| OFFERS TO   | Messrs. Brown & McRae (Ref: KSP)  |
| <b>NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.</b> |   |