

BROWN & McRAE

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104E CHARLOTTE STREET FRASERBURGH



OFFERS OVER £74,000

Located close to all town centre amenities, the local library and bus station is this 2 bed ground floor flat. The property has electric storage heaters and double glazing throughout. The property enters through the front door to the hall which has a large walk-in storage cupboard. The living room looks onto Charlotte Street with double doors leading to the kitchen which is fitted with base and wall units and with ample space for a dining table and chairs. There are 2 bedrooms both with built-in wardrobes and a bathroom. Outside there is an allocated parking space and a shared garden in grass. This property would ideally suit anyone looking to take their first step onto the property ladder or the person looking for the ideal investment property.

HALL, LIVING ROOM, DINING KITCHEN, 2 BEDROOMS, BATHROOM. OUTSIDE: PARKING, SHARED GARDEN

HALL

Large cupboard housing the hot water tank, shelving, electric (key) meter and with its own light. Dimplex electric storage heater.

LIVING ROOM



5.20m x 3.46m (17'1" x 11'4") 2 windows to front with Venetian blinds. TV point, dimplex electric storage heater, wood laminate floor. Double doors to:

DINING KITCHEN

3.95m x 2.96m (13' x 9'8") window to front with wooden Venetian blinds. Fitted with base and wall units, worktops with stainless steel sink and drainer. Built-in ceramic hob with electric oven beneath. Plumbed for washing machine. Dimplex electric storage heater, Xpelair, smoke alarm.



BEDROOM 1



2.80m x 2.52m (11'7" x 9'10") window to rear. Double doored built-in wardrobe. Electric panel heater, wood laminate floor.

BEDROOM 2

2.80m x 2.15m (11'7" x 7') window to rear. Built-in wardrobe, wood laminate floor, electric panel heater.

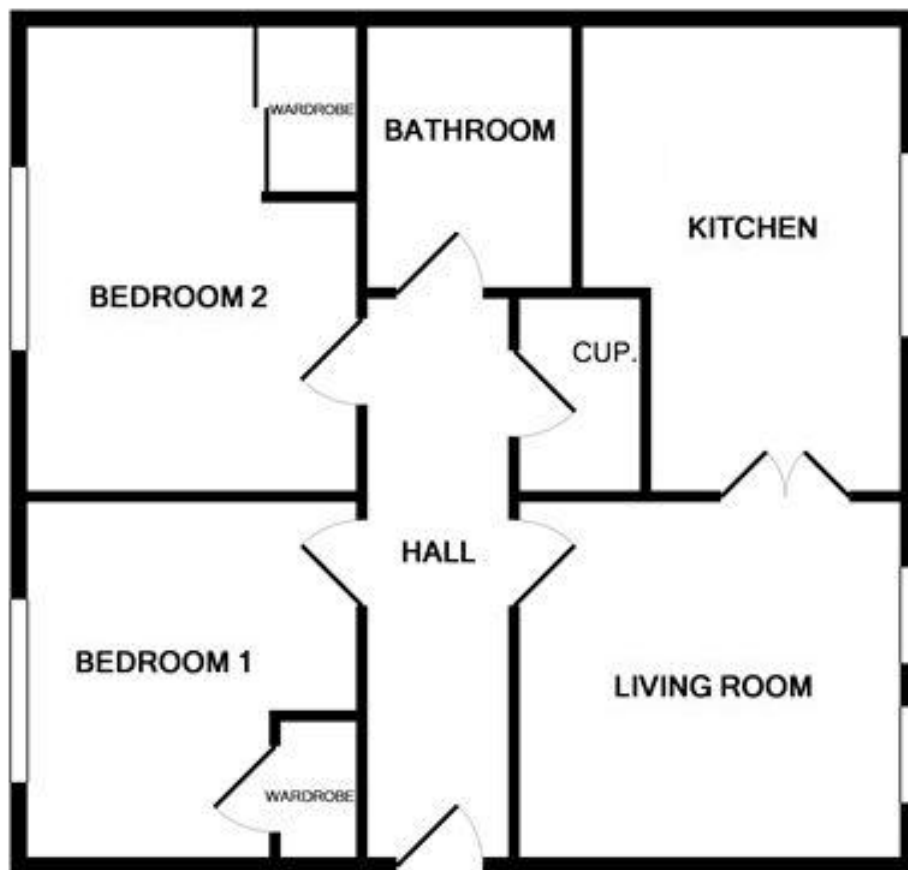


BATHROOM

2.44m x 1.91m (8' x 6'3") frosted glazed window to side. 3-piece grey suite of wc, pedestal whb and tiled around bath with shower and shower curtain above. Electric panel heater, shaver socket.

OUTSIDE	There is an allocated parking space. Shared garden to side in grass. Home Report available (fee may apply).
POST CODE	AB43 9LS
COUNCIL TAX BAND	Currently band A
ASKING PRICE	Offers over £74,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: KSP)

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.



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
AND SHOULD BE USED AS SUCH BY ANY
PROSPECTIVE PURCHASER