




McEwan Fraser Legal
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20 Grattan Place
FRASERBURGH, ABERDEENSHIRE, AB43 9SB



FRASERBURGH

ABERDEENSHIRE

The town of Fraserburgh is a major fishing port and lies at the far Northeast corner of Aberdeenshire renowned for being the biggest shellfish port in Europe with a busy commercial harbour and one of the busiest fishing ports in Scotland with one of the largest fishing fleets in the UK. While fishing is the town's main industry Fraserburgh has a wealth of undiscovered beauty. This magical coastline offers some amazing activities and attractions including golfing, bird watching, shooting, and where the angler is spoilt for choice as there are several harbours and rivers a short walk or drive from this property, some of which are famous for their trout and salmon fishing.

Within the town, there are numerous primary schools, a secondary school, a College of further education and NHS Hospital and health centre, several banking facilities, restaurants, cafés, pubs, local shops and major supermarkets. Easy access onto the A90 gives direct routing to Aberdeen, approximately 42miles to the South and onto the A96/A97 to Inverness approximately 94 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

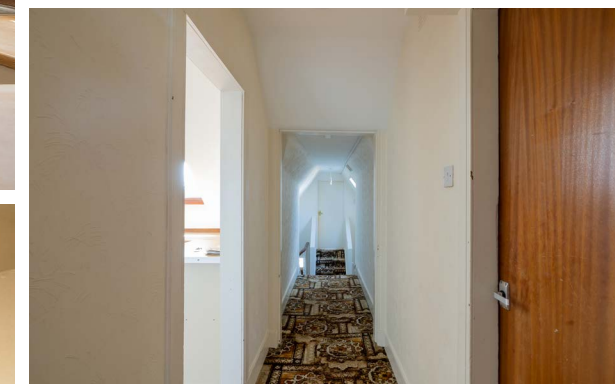
20 GRATTAN PLACE

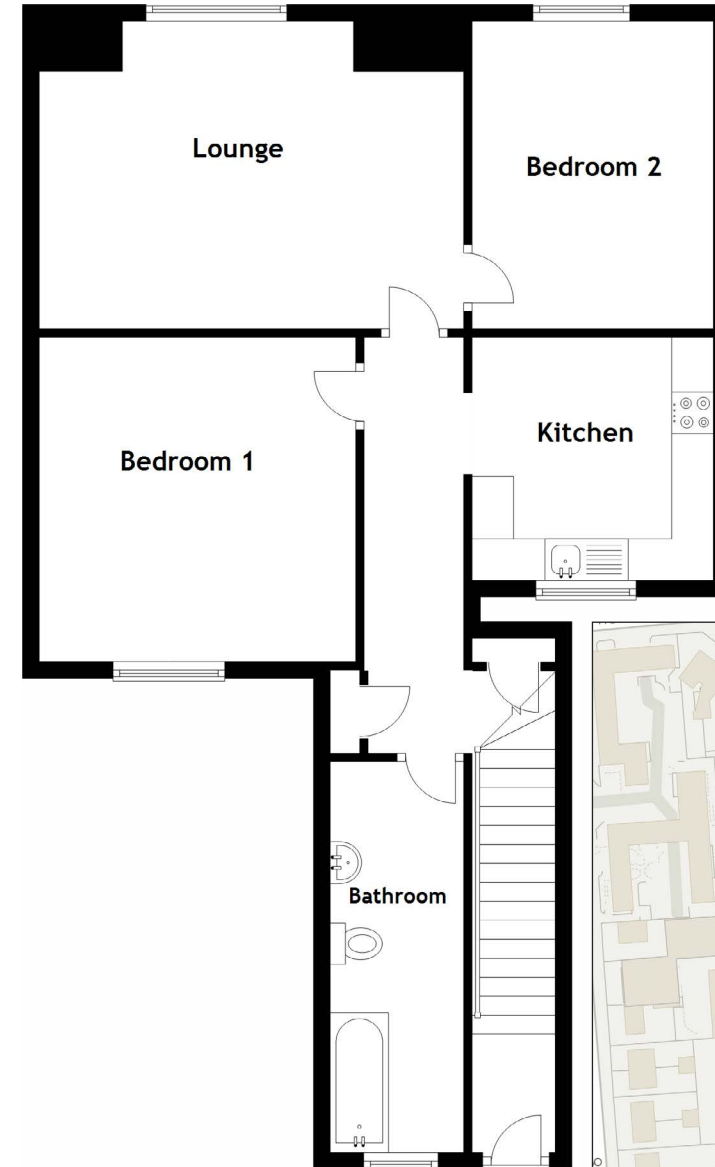
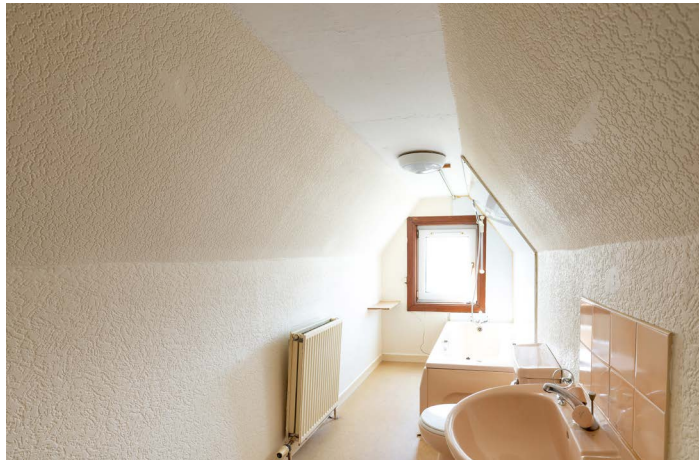
FRASERBURGH

This substantial two bedrooms upper apartment is located in a hugely popular tree-lined residential street close to a range of amenities, shopping and bus services. The property provides an exceptionally generously proportioned level of accommodation, although, in need of minor upgrading, this is reflected in its most affordable asking price. The property is double glazed and served by gas central heating. Early viewing is essential to fully appreciate the potential that this property offers, together with its excellent location, a fantastic first-time purchase or huge potential as a buy-to-let.

A carpeted staircase with balustrade leads to the upper landing and all further accommodation, a spacious lounge with electric fireplace, the kitchen is fitted with basic base and wall mounted units with some stand-alone appliances, two double bedrooms with a three-piece bathroom completing the accommodation. To the front of the property, a gated boundary wall with a hedge allows access to the rear of the property. The communal rear garden is laid to lawn with a shared stone build storage shed, shared drying areas with the bonus of stone-built garage access from the lane at the rear of the property.

The property is serviced with mains electricity, main drains, water and gas central heating.





SPECIFICATIONS

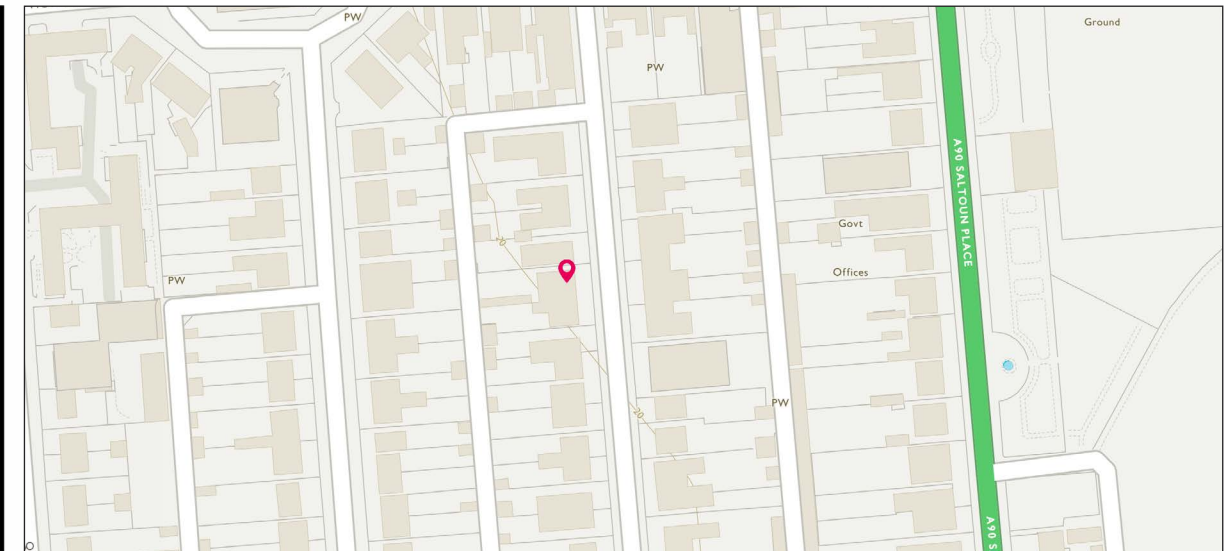
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.70m (12'2")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bathroom	4.70m (15'5") x 1.50m (4'11")

Gross internal floor area (m²): 39m²

EPC Rating: C





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Part
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