




McEwan Fraser Legal
Solicitors & Estate Agents
01224 472 441

57 Philorth Avenue

FRASERBURGH, AB43 9QB



Fraserburgh

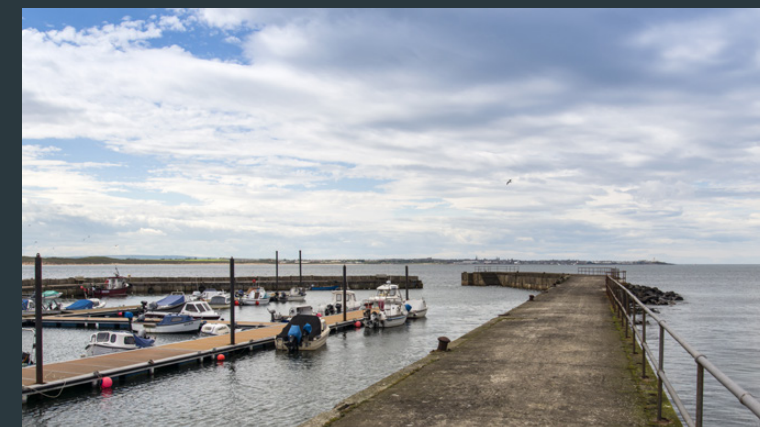
AB43 9QB

The town of Fraserburgh is a major fishing port located at the far Northeast corner of Aberdeenshire and is the biggest shellfish port in Europe; it also has a busy commercial harbour and is renowned for being 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 really is spoilt for choice, with the rugged coastline, several harbours and rivers a short drive from this property, some of which are renowned for their Trout and Salmon fishing.

Within the town there is a choice of pre-school, primary schools and secondary schools with a College of further education, further amenities include NHS Health Centre, several banking facilities, restaurants, cafés, pubs, local shops and major supermarkets, together with numerous churches that can be found in and around the town centre.

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



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57 Philorth Avenue is a substantial and traditional stone and slate built two bedroom semi-detached property located in a popular residential area close to a range of amenities and bus route, a hop skip and jump takes you to the gates of South Park Primary school.

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 further benefits from full uPVC double glazed windows and gas central heating. Early viewing is essential to fully appreciate the huge potential that this property offers, together with its excellent location. It would suit a young family, a fantastic first-time purchase or would be a fantastic investment as a buy to let.

The accommodation is entered through the front door to the

hallway which in turn leads to all accommodation. The lounge with large picture window is flooded with natural light and the kitchen is fitted with multiple base and wall mounted units with contrasting worktops and allows access to the rear garden.

A carpeted staircase with balustrade leads to the first floor where there are two large double bedrooms and a family bathroom with shower over the bath. In addition, there are ample storage cupboards throughout the property.

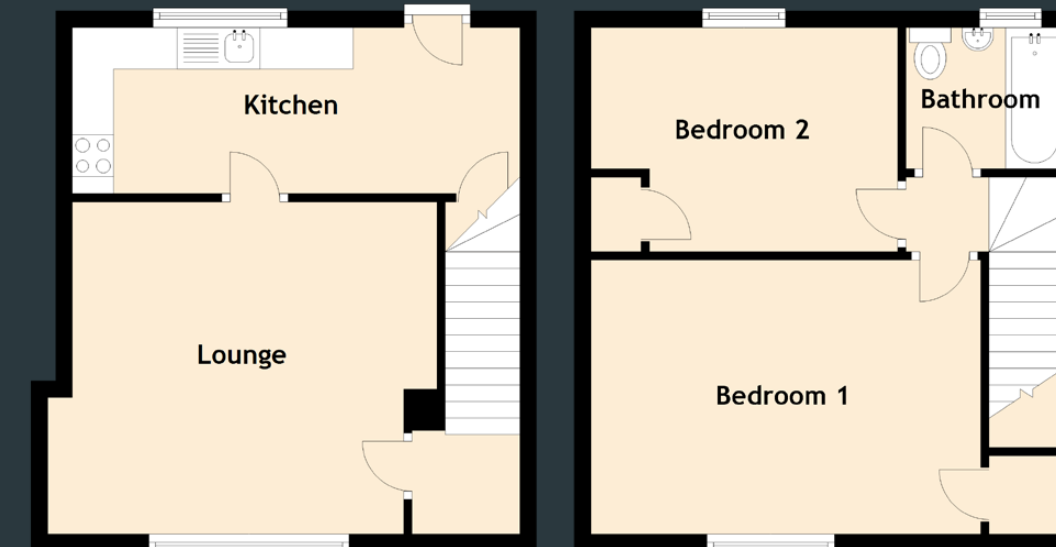
To the front of the property, an un-gated walled garden allows off-street parking for at least two vehicles. The extensive rear garden is laid to decorative stone chip with a patio area in front of the summer house, ideal for enjoying the sun, some al-fresco dining and entertaining. The rear garden is also gated walled or fenced and provides a secure environment for children or pets alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.40m (14'5") x 4.00m (13'1") |
| Kitchen | 5.40m (17'9") x 2.00m (6'7") |
| Bedroom 1 | 4.60m (15'1") x 3.00m (9'10") |
| Bedroom 2 | 3.60m (11'10") x 2.60m (8'6") |
| Bathroom | 1.90m (6'3") x 1.70m (5'7") |

Gross internal floor area (m²): 71m² | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. The wooden garden shed the summer house and small caravan will remain.

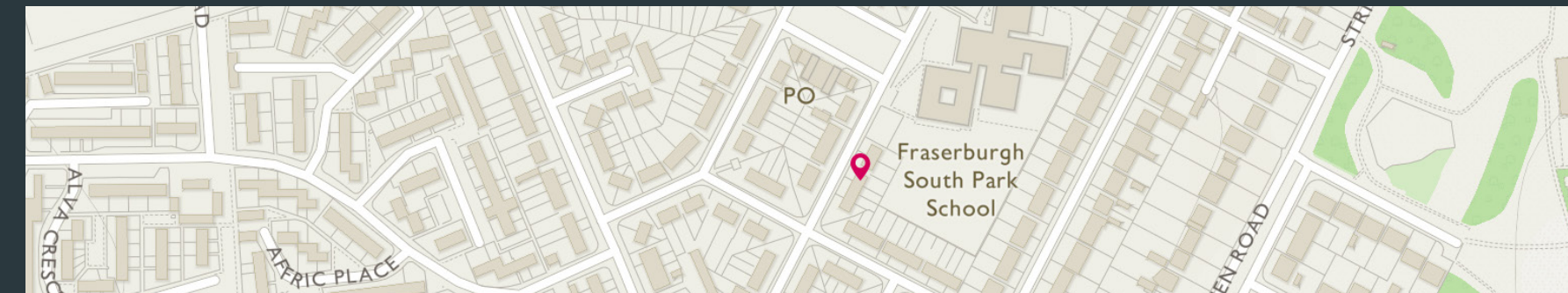


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer