




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

16 Academy Road

FRASERBURGH, AB43 9LE



The town of Fraserburgh is a major fishing port and lies at the far Northeast corner of Aberdeenshire and is the biggest shellfish port in Europe with a busy commercial harbour and is renowned for being one of the busiest fishing ports in the whole of 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 as there are several harbours and rivers a short walk

or drive from this property, some of which are world-famous for their Trout and Salmon fishing.

Within the town there are numerous Primary Schools, a Secondary School and a College of further education, 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.

This centrally located, substantial two bedroomed double upper self-contained dwellinghouse is located in a popular residential area 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 electric storage heaters. Early viewing is essential to fully appreciate the potential that this property offers, together with its excellent location. A fantastic first-time purchase or rental property.

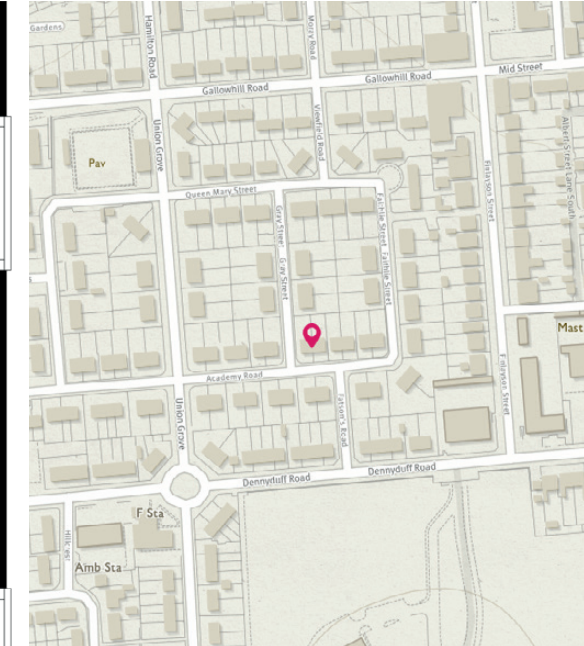
A carpeted staircase with balustrade leads to the upper landing and all further accommodation spacious lounge with feature electric fireplace, the kitchen is fitted with multiple base and wall mounted units



with contrasting worktops, two double bedrooms with a family bathroom complete the spacious accommodation.

To the front of the property, there is a small garden laid to decorative stone chip with a

scattering of mature shrubs and seasonal plants. The communal rear garden is laid to lawn with shared drying areas.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m²): 68m²
EPC Rating: D



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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
ALAN SUTHERLAND
Designer