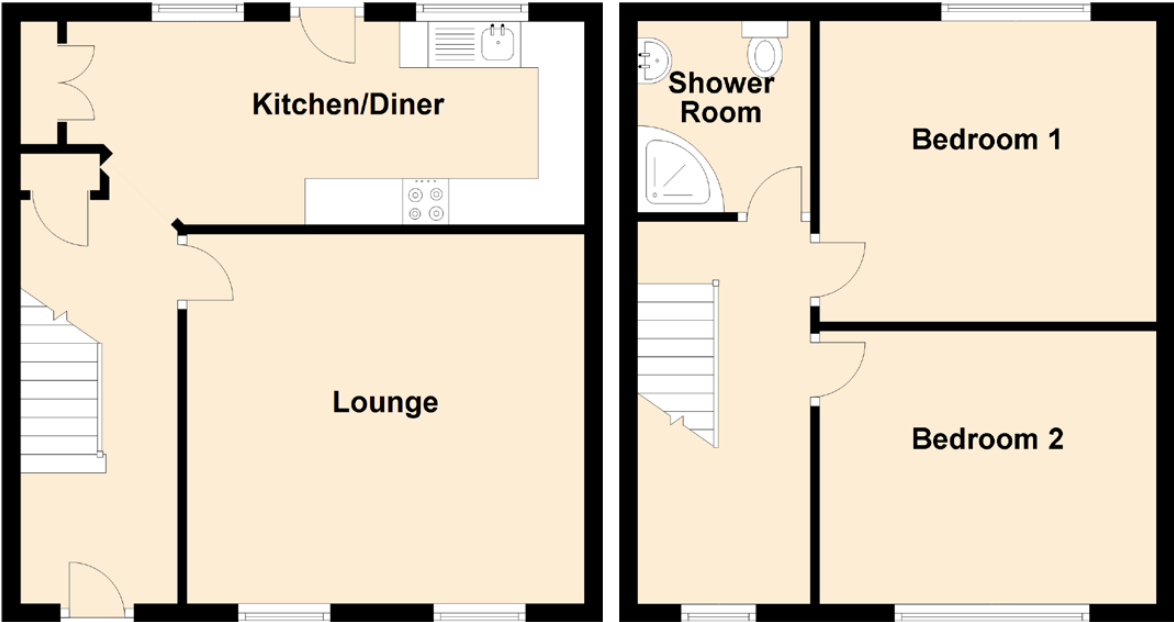


69 Parnassus Gardens

FYVIE, ABERDEENSHIRE, AB53 8QD



**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen/Diner	6.10m (20') x 2.20m (7'3")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): **81m²**

EPC Rating: **D**

Extras (Included in the sale): All fitted floor coverings, blinds and light fittings.