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20 MANSE STREET

FRASERBURGH, AB43 9HS



Two Bedroomed Self Contained First Floor Flat

- Fitted kitchen
- Lounge and Bathroom
- Gas central heating and double glazing
- Shared drying area
- Centrally located

Fixed Price £45,000

Home Report Valuation £50,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Conveniently located very close to the Town centre of Fraserburgh, this two bedroom self-contained flat may make an ideal purchase for the first time buyer or leasing investor.

Enter the flat from the main door located on Manse Street into a shared stairwell leading up to this property.

The kitchen is rear facing and has been fitted with light wall and base units with a contrasting darker marble effect worktop into which there is fitted a circular stainless steel sink and separate circular drainer below the kitchen window. An oven with ceramic hob is located below the pull out extractor fan and plumbing for a washing machine. There is also fitted shelves and a cupboard contains the hot water cylinder.

The lounge looks out to the front of the property and has been fitted with laminate flooring. A gas fire is set on a hearth with a built in surrounding fireplace and a recess area contains a built in cupboard.

The front bedroom is the larger of the two bedrooms and has an enclosed shelved cupboard. There is ample room for bedroom furniture.

The rear bedroom benefits from having built in furniture comprising of overhead cupboards, a wardrobe, built in desk and corner cabinet.

The bathroom is fitted with a three piece suite which includes bath with overhead shower, pedestal whb and toilet.

Access to a floored loft is from the hallway and the loft is the full length of this property.

This property is served by Gas central heating.

ACCOMMODATION

Kitchen 10'1 x 9'6 (3.07m x 2.89m)

Lounge 16'2 x 11'10 (4.92m x 3.60m)

Bathroom 9'2 x 5' (2.79m x 1.52m)

Front Bedroom 13'10 x 13'4 (4.21m x 4.06m)

Rear Bedroom 13'5 x 9'8 (4.08m x 2.94m)

Please note that all floor coverings have been taken at longest point.

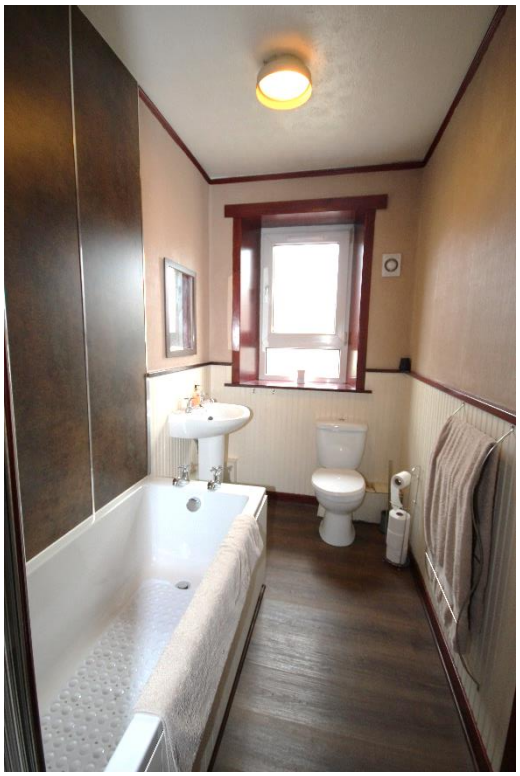


Kitchen





Lounge and Bathroom





Front Bedroom





Rear Bedroom



OUTSIDE

There is shared access to the rear of the property and there is a shared drying area.

ITEMS INCLUDED

Many of the items of furniture included may be included in the sale if the purchaser requires.

Council Tax

Band A

EPC Banding

EPC = D (58)

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

Fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office

LOCATION

Manse Street is situated a short walk from the town centre.

The town provides a selection of shops, business and leisure facilities including bowling/leisure centre, swimming pool, harbour and sandy beach.

St Fergus, Peterhead and Aberdeen are all within commuting distance.

Reference AJM/VA

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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