



Your Fraserburgh Solicitors



**61B SALTOUN PLACE, FRASERBURGH,
ABERDEENSHIRE, AB43 9RY**

**Offers Over
£95,000**

- SECOND FLOOR FLAT
- LOUNGE WITH SEA VIEWS
- DINING ROOM
- TWO DOUBLE BEDROOMS
- 4 PIECE SUITE BATHROOM
- GAS CENTRAL HEATING
- SHARED GARDEN
- WASH HOUSE/SHED
- EPC RATING – D
- COUNCIL TAX BAND – A

MacRae Stephen & Co. Email: william@macraestephen.co.uk

www.macraestephen.co.uk



61B SALTOUN PLACE LOUNGE



61B SALTOUN PLACE LOUNGE ALT



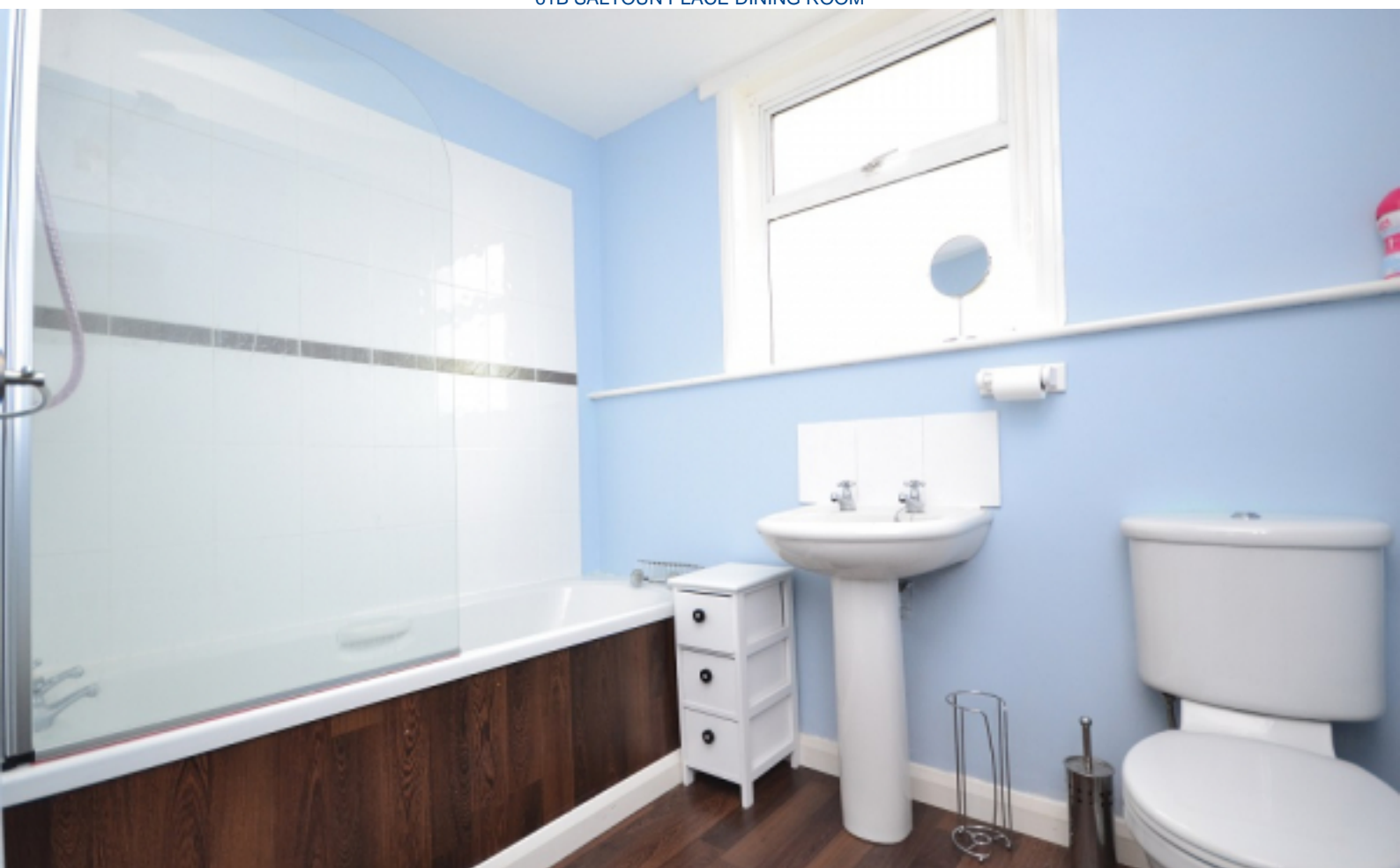
61B SALTOUN PLACE KITCHEN



61B SALTOUN PLACE KITCHEN ALT



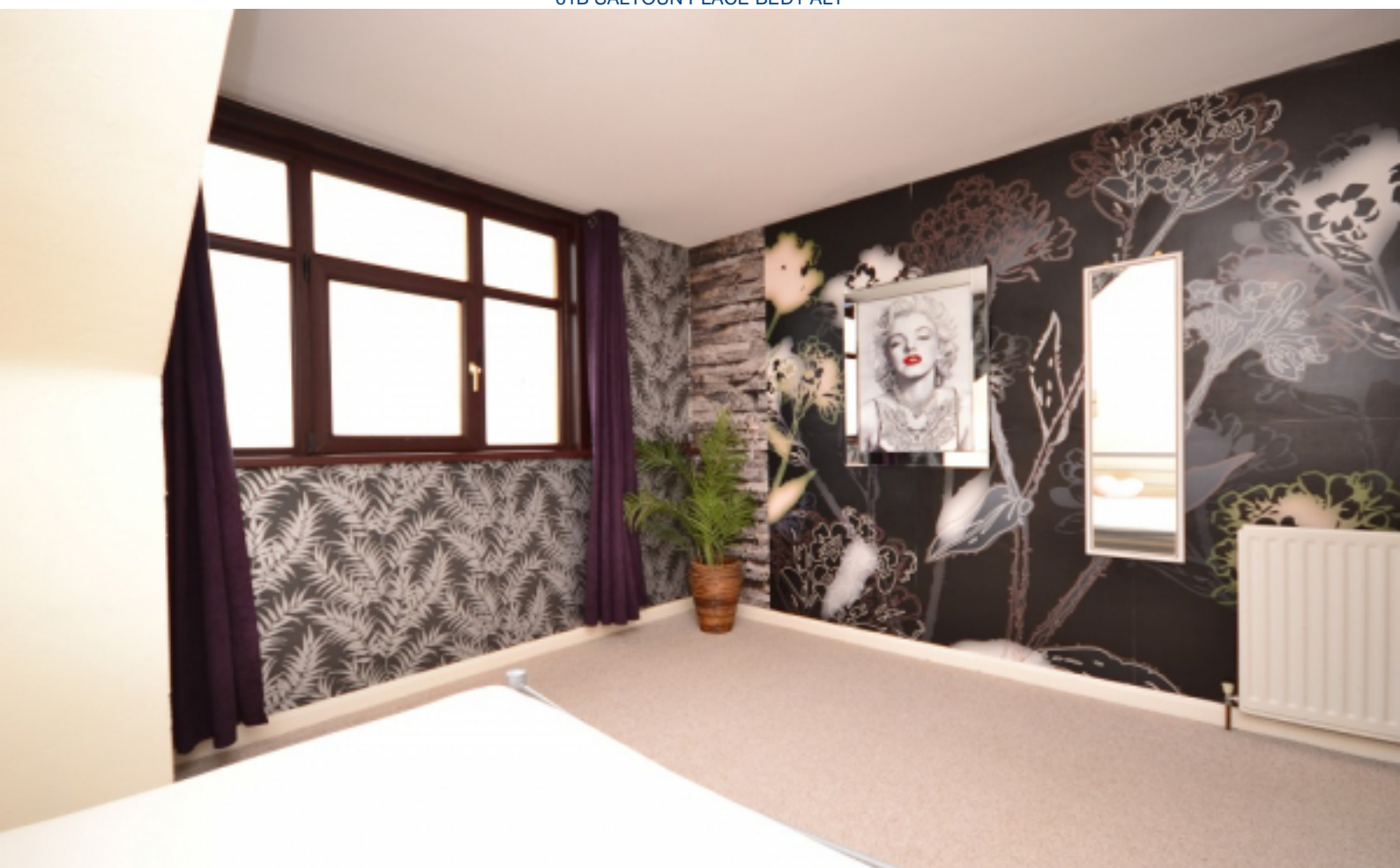
61B SALTOUN PLACE DINING ROOM



61B SALTOUN PLACE BATHROOM



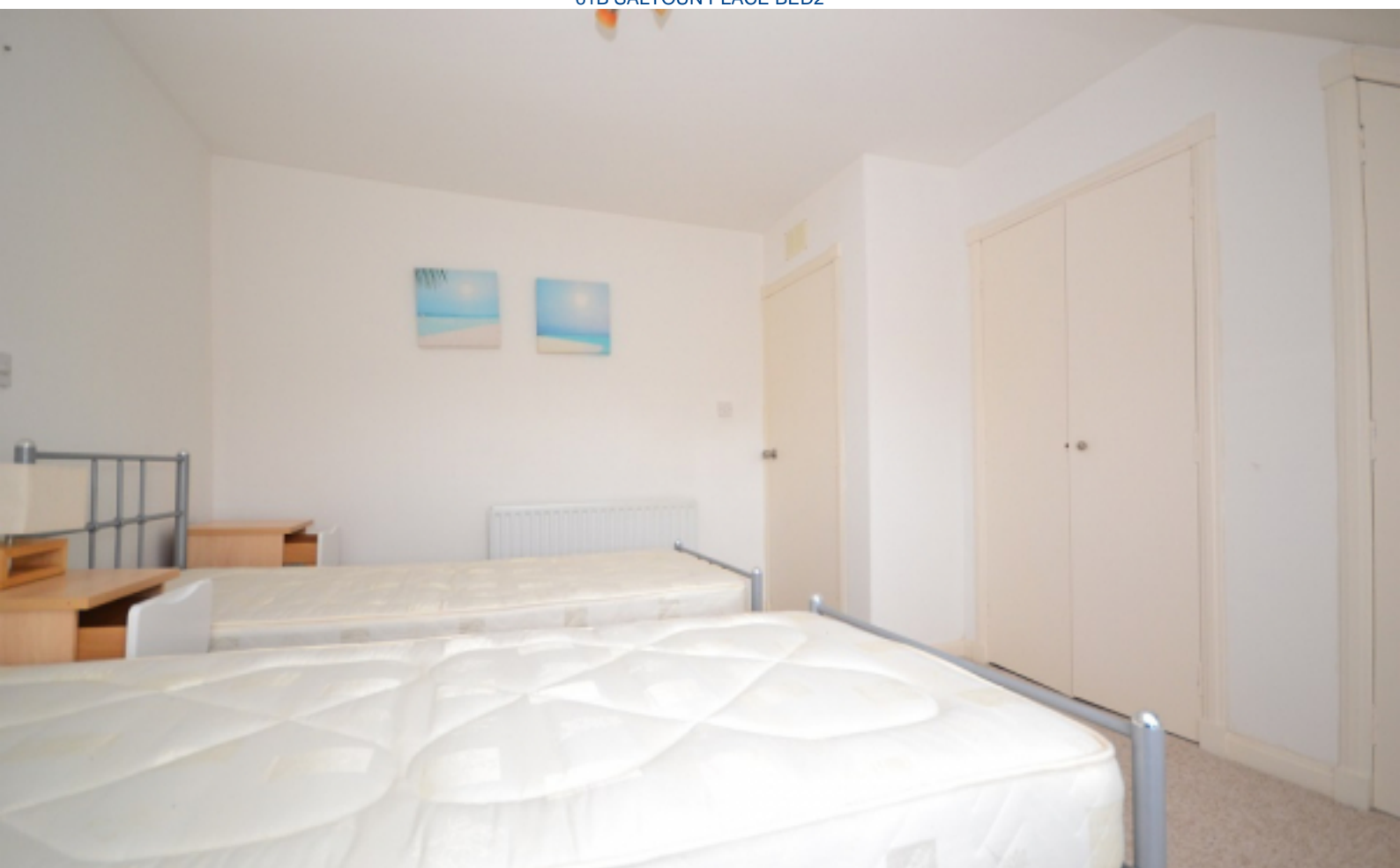
61B SALTOUN PLACE BED1 ALT



61B SALTOUN PLACE BED1



61B SALTOUN PLACE BED2



61B SALTOUN PLACE BED2 ALT



61B SALTOUN PLACE REAR GARDEN1



61B SALTOUN PLACE REAR GARDEN2



61B SALTOUN PLACE VIEW4

DESCRIPTION

61B Saltoun Place is a substantial second floor flat situated in the heart of Fraserburgh. This property would be ideal for first time buyers.

Accommodation comprises of, a staircase to the rear of the property leading to a shared entrance, a large bright lounge with uninterrupted views over Fraserburgh and the beach, a modern kitchen facing the rear, interconnecting dining room accessed from the lounge and hallway, a large double bedroom with built in wardrobes to the front with sea views, a large double bedroom to the rear with built in wardrobes, and a four piece suite bathroom.

Outside there is a shared garden with shared access through a garage door onto Saltoun place lane and an outbuilding with lights and power.

Viewing is highly recommended to full appreciate what this property has to offer.

DINING ROOM – 4M X 2.3M

KITCHEN – 3.7M X 3M

BATHROOM – 2.8M X 2.3M

BEDROOM 1 – 4.2M X 3.3M

BEDROOM 2 – 3.6M X 3.3M

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

LOUNGE – 4.3M X 4M

DINING ROOM – 4M X 2.3M

KITCHEN – 3.7M X 3M

BATHROOM – 2.8M X 2.3M

BEDROOM 1 – 4.2M X 3.3M

BEDROOM 2 – 3.6M X 3.3M

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale