Your Fraserburgh Solicitors



80 GRATTAN PLACE, FRASERBURGH, ABERDEENSHIRE, AB43 9SB

Offers Over £140,000

- 4 BEDROOMS
- SHARED GARDEN
- SINGLE GARAGE
- MAIN BEDROOM
- EN SUITE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING - D
- COUNCIL TAX BAND - D

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



FIRST FLOOR LANDING



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



TOP FLOOR LANDING



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



EN-SUITE



BEDROOM 4



BEDROOM 4 ALTERNATIVE VIEW



SHARED COURTYARD



REAR OF PROPERTY



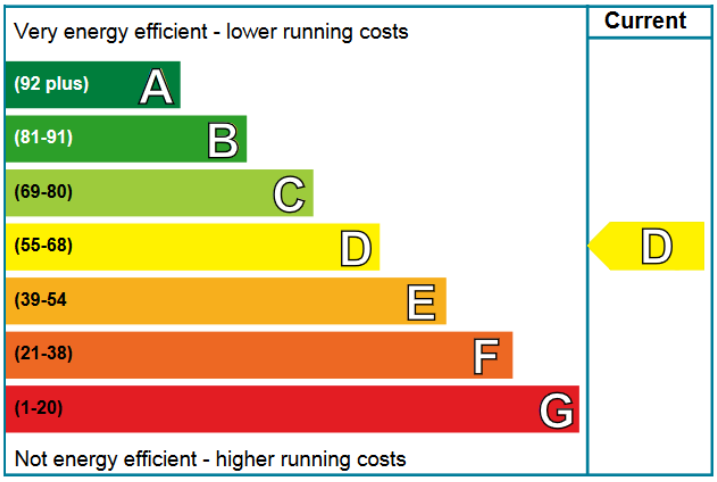
REAR OF PROPERTY ALTERNATIVE VIEW



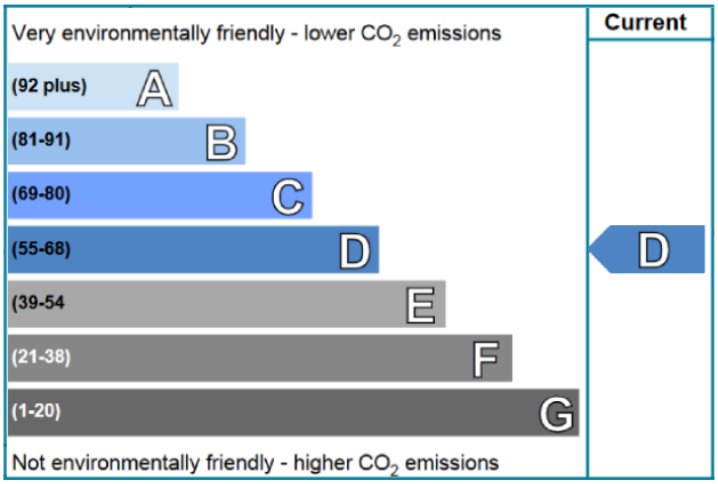
REAR GARDEN



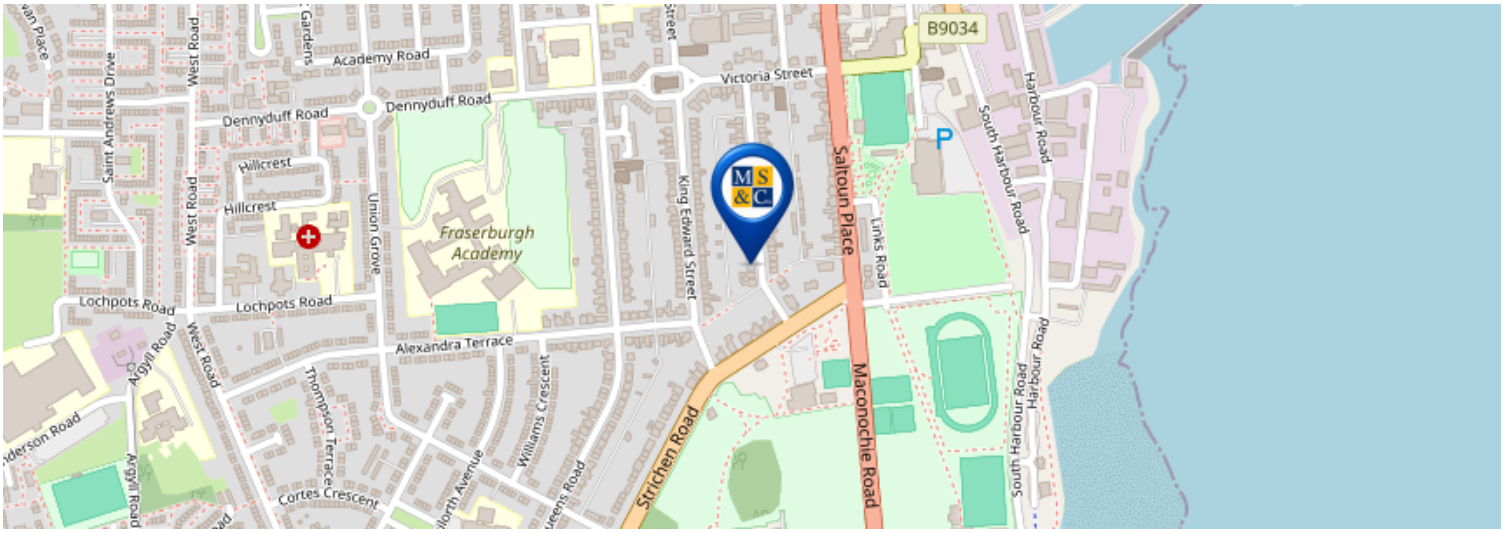
REAR GARDEN ALTERNATIVE VIEW



EPC-RUNNING-D



CO2-EMISSIONS-D



LOCATION | MAP DATA © OPENSTREETMAP CONTRIBUTORS

80 Grattan Place is a maisonette flatted dwellinghouse located in a popular area of town. This property is for sale along with 82 Grattan Place which can be purchased together or separately. The properties are in excellent condition and would be ideal for a growing family.

The property benefits from gas central heating and double glazing.

Accommodation comprises of, entrance vestibule, staircase leading to first floor, living room, kitchen, bathroom, main bedroom and bedroom two, and rear staircase leading to the garden. Second floor accommodation comprises of, bedroom three and four, with an en-suite in bedroom three, large walk in cupboard, and a box room.

Outside there is a single garage to the rear and a fully enclosed shared garden with a path to the side of the property.

MEASUREMENTS

Living room - 5.8m x 4.3m

Kitchen - 4.4m x 3.2m

Bathroom - 3m x 1.4m

Bedroom 1 - 4.2m x 3.5m

Bedroom 2 - 4.2m x 3.6m

Bedroom 3 - 6.4m x 3m

En-suite - 3m x 1.2m

Bedroom 4 - 5.1m x 2.7m

Box room - 3.8m x 2.4m