



Your Fraserburgh Solicitors



82 GRATTAN PLACE, FRASERBURGH, ABERDEENSHIRE,
AB43 9SB

Offers Over
£105,000

- GROUND FLOOR FLAT
- 2 BEDROOMS
- GAS CENTRAL HEATING
- FULLY ENCLOSED REAR GARDEN
- TWO GARAGES
- OUTBUILDING
- EPC RATING - D
- COUNCIL TAX BAND - C

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



LOUNGE-DINING ROOM



LOUNGE-DINING ROOM ALTERNATIVE VIEW



BATHROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



REAR OF PROPERTY



REAR OF PROPERTY ALTERNATIVE VIEW



OUTBUILDINGS



REAR DOOR



REAR GARDEN

DESCRIPTION

82 Grattan Place is a ground floor flat located in a popular area of town. The property is for sale along with 80 Grattan Place and 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, living room, kitchen, dining room, bathroom, and two double bedrooms.

Outside there is a fully enclosed shared garden, outbuilding and two garages.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on: 01346 514545

MEASUREMENTS

Living - 5.7m x 3.9m

Kitchen - 4.5m x 1.9m

Bathroom - 2.9m x 1.5m

Lounge/dining room - 3.9m x 3.4m

Bedroom 1 - 4.1m x 3.6m

Bedroom 2 - 4.5m x 2.4m

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