



Your Fraserburgh Solicitors



**2B SHORE STREET, SANDHAVEN, FRASERBURGH,
ABERDEENSHIRE, AB43 7ER**

**Offers Over
£80,000**

- FIRST AND SECOND FLOOR MAISONETTE
- 4 BEDROOMS
- ELECTRIC HEATING
- SHARED REAR COURTYARD
- SEA VIEWS
- EPC RATING - D
- COUNCIL TAX BAND - A

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



STUDY-DINING ROOM



STUDY-DINING ROOM ALTERNATIVE VIEW



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



BEDROOM 4



REAR SHARED COURTYARD



VIEW FROM PROPERTY

DESCRIPTION

2B Shore street is a maisonette flat offers a fantastic opportunity in the coastal village of Sandhaven. There are uninterrupted panoramic views over the harbour towards Fraserburgh, this versatile property is perfect as a spacious family residence or a lucrative buy-to-let investment.

The property benefits from double glazing and electric storage heaters with panel heaters in the bedrooms.

- **First Floor:** Welcoming entrance hallway, WC, kitchen and dining room/study, bright lounge overlooking the sea, and bedroom one to the rear.
- **Second Floor:** Three well-proportioned bedrooms—with the primary and second bedrooms enjoying sea views—and a family bathroom.

Exterior

- **Outside:** Access to a shared rear courtyard and one area of ground that goes with the property which would be ideal for a shed or outbuilding.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on; 01346 514545

MEASUREMENTS

Entrance vestibule - 3m x 1.4m

Living room - 4.1m x 3.1m

Kitchen - 3.8m x 3.2m

Study/family room - 3.9m x 2.9m

Bathroom - 3.6m x 2.4m

Bedroom 1 - 3.8m x 3.6m

Bedroom 2 - 3.7m x 3.1m

Bedroom 3 - 3.7m x 2.8m

Bedroom 4 - 4.1m x 3.5m

WC - 1.1m x 0.8m

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