



*Your Fraserburgh Solicitors*



**87 UNION GROVE, FRASERBURGH, ABERDEENSHIRE,  
AB43 9PE**

**Offers Over  
£138,000**

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- BOX ROOM
- FULLY RENOVATED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- EPC RATING - C
- COUNCIL TAX BAND - B

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ENTRANCE HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN





KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW





BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW





BOX ROOM



REAR OF PROPERTY





REAR GARDEN

## DESCRIPTION

87 Union Grove is a semi-detached house located in a very popular area of town located close to all schools and amenities. The property has been fully renovated including full insulation on all exterior walls and all new plasterboard.

The property benefits from double glazing and gas central heating with a newly fitted boiler.

Downstairs accommodation comprises of, entrance hallway, living room, newly fitted kitchen, newly fitted shower room and box room. Upstairs there are three double bedrooms and a cupboard located at the top of the landing.

Outside there is off road parking to the front and a fully enclosed garden to the rear.

## ENTRY

By arrangement

## MEASUREMENTS

Living room - 4.7m x 3.8m

Kitchen - 4.7m x 2.6m

Shower room - 1.9m x 1.9m

Bedroom 1 - 4.8m x 2.8m

Bedroom 2 - 2.9m x 3.7m

Bedroom 3 - 3.7m x 2.8m

Box room - 2m x 1.9m

## VIEWING ARRANGEMENTS

Call agents on

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