



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



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

VIEWING ARRANGEMENTS

Call agents on

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