



Your Fraserburgh Solicitors



**5 WATSON GARDENS, CRIMOND, ABERDEENSHIRE,
AB43 9UB**

**Offers Over
£70,000**

- GROUND FLOOR FLAT
- 2 BEDROOMS
- GARDENS FRONT AND REAR
- GAS CENTRAL HEATING
- EPC RATING - C
- COUNCIL TAX BAND - A

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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



BATHROOM



BATHROOM ALTERNATIVE VIEW



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



PATIO AREA



REAR LAWN DRYING AREA

DESCRIPTION

Home Report Valuation £70,000

5 Watson Gardens is a ground floor flat located close to all local amenities. The property would be ideal for first time buyers or as a buy to let investment.

The property benefits from gas central heating and full double glazing.

Accommodation comprises of, entrance hallway, large living room, kitchen, newly fitted bathroom, and two bedrooms. All internal doors have been replaced along with front and rear doors.

Outside there is a garden to the front and a garden with shared access to the rear.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on

MEASUREMENTS

Living room - 4.7m x 3.6m

Kitchen - 4m x 2.8m

Bathroom - 2.7m x 1.7m

Bedroom 1 - 3.9m x 3.3m

Bedroom 2 - 2.8m x 2.5m

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