



Your Fraserburgh Solicitors



24 STRICHEN ROAD, FRASERBURGH, ABERDEENSHIRE

**Offer Over
£255,000**

- DETACHED HOUSE
- 3 BEDROOMS
- DRESSING ROOM
- CONSERVATORY
- UTILITY ROOM
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- EPC RATING - D
- COUNCIL TAX BAND - E

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ENTRANCE HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



UTILITY ROOM



SITTING ROOM



CONSERVATORY



BATHROOM



BATHROOM ALTERNATIVE VIEW



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



DRESSING ROOM



DRESSING ROOM ALTERNATIVE VIEW



REAR OF PROPERTY



REAR OF PROPERTY ALTERNATIVE VIEW



REAR GARDEN ALTERNATIVE VIEW



REAR GARDEN

DESCRIPTION

24 Strichen Road, is detached house located in a popular area of town close to all local amenities. The property is in move in condition and would suit a family looking to expand.

The property benefits from gas central heating and double glazing.

Accommodation comprises of, entrance vestibule, hallway, large living room, modern kitchen, utility room, sitting room to the rear leading to the conservatory, modern bathroom, and two double bedrooms. Upstairs has been fully converted to include a third bedroom and dressing room/games room which could be converted into a bathroom.

Outside there is a garden to the front and side with off road parking and single garage. To the rear there is a fully enclosed garden where there is a garden shed and summer house.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on; 01346 514545

MEASUREMENTS

Entrance vestibule - 1.5m x 1.2m

Living room - 5.5m x 4.3m

Sitting room - 4.6m x 3.2m

Conservatory - 3.6m x 2.5m

Kitchen - 4.4m x 3.5m

Utility room - 3.2m x 1.8m

Bathroom - 3.2m x 2m

Bedroom 1 - 3.9m x 3m

Bedroom 2 - 3.5m x 2.8m

Bedroom 3 - 5.5m x 4.6m

Dressing room - 4.6m x 3.5m