



Your Fraserburgh Solicitors



**2A SHORE STREET, FRASERBURGH, ABERDEENSHIRE,
AB43 7ER**

**Offers Over
£60,000**

- GROUND FLOOR FLAT
- 2 BEDROOMS
- OIL CENTRAL HEATING
- SHARED REAR COURTYARD
- EPC RATING - D
- COUNCIL TAX BAND - A

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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



VIEW FROM PROPERTY



ALTERNATIVE VIEW FROM PROPERTY



REAR ENTRANCE



REAR OF PROPERTY



SHARED COURTYARD

DESCRIPTION

2A Shore Street is a ground floor flat located in the coastal village of Sandhaven benefitting from views over the harbour towards Fraserburgh. The property is in move in condition and would suit a range of purchasers.

The property has double glazing and oil central heating.

Accommodation comprises of, entrance vestibule, living room to the front, large kitchen leading to utility and rear entrance, modern shower room with under floor heating, and two double bedrooms.

Outside there is a shared courtyard to the rear which can be accessed by a lane to the side of the property.

ENTRY

By arrangement

VIEWING ARRANGEMENTS

Call agents on; 01346 514545

Email; william@macraestephen.co.uk

MEASUREMENTS

Entrance vestibule - 1.7m x 1m

Living room - 3.8m x 3.7m

Kitchen - 3.9m x 3.7m

Utility room - 3.5m x 0.9

Shower room - 1.9m x 1.4m

Bedroom 1 - 3.9m x 3m

Bedroom 2 - 3.8m x 3m

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