



## 62 WITCHHILL ROAD, FRASERBURGH, **AB43 9NR**

## **Offers Over** £110,000

- SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- BATHROOM
- EPC RATING D

- 2 BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

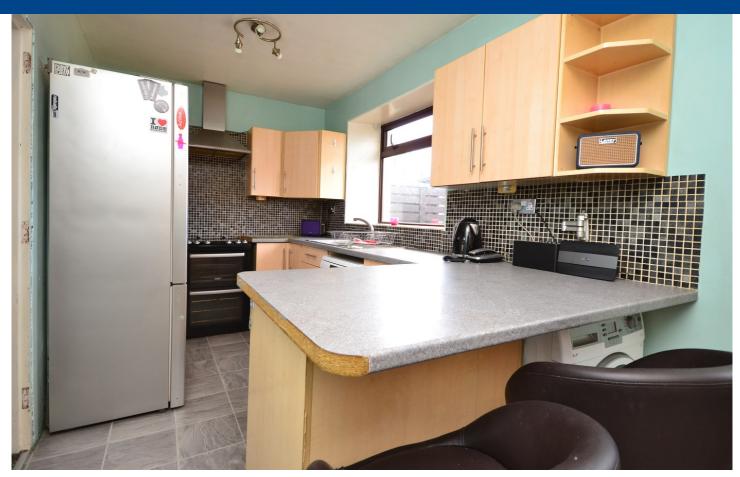
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LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



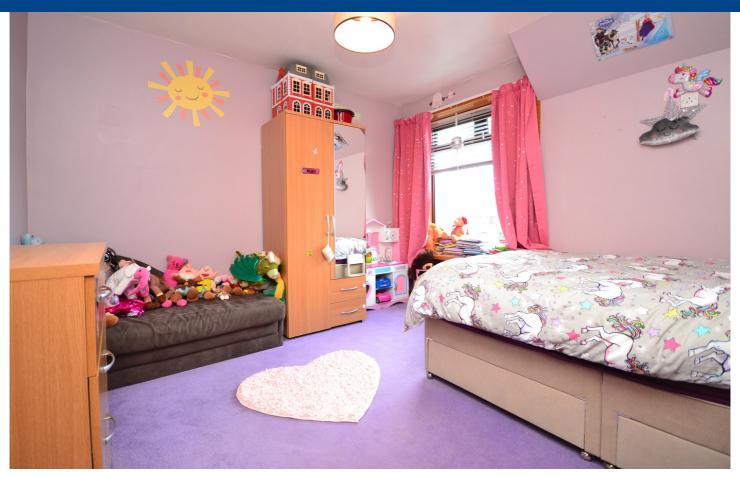
KITCHEN ALTERNATIVE VIEW



**BEDROOM 1** 



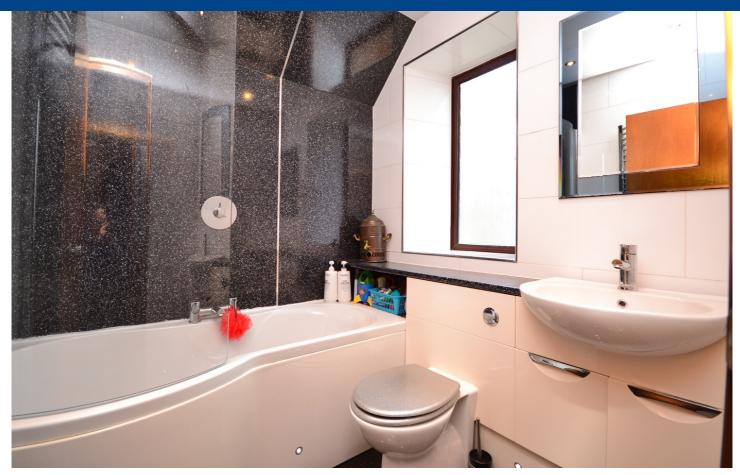
BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BATHROOM



SIDE GARDEN



62 Witchhill Road is a semi-detached two-bedroom house located close to schools, and all other local amenities making it ideal for first time buyers or a small family.

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

Accommodation comprises of, entrance/hallway, a large bright living room, kitchen with door to the rear, bathroom with shower over bath, and two double bedrooms.

Outside there is a garden to the front and a fully enclosed garden to the rear and side of the property.

ENTRY

By arrangement.

## **VIEWING ARRANGEMENTS**

Call agents on 01346 514545.

## Measurements

LIVING ROOM - 4.5M X 4M KITCHEN - 5.5M X 2.2M BATHROOM - 1.9M X 1.8M BEDROOM 1 - 3.7M X 2.9M BEDROOM 2 - 3.5M X 3.3M

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

