



Your Fraserburgh Solicitors



**44 BIGGAR COURT, FRASERBURGH,
AB43 9WB**

**Offers Over
£85,000**

- SEMI-DETACHED HOUSE
- KITCHEN
- BOX ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND - A
- LIVING ROOM
- 2 BEDROOMS
- SHOWER ROOM
- EPC RATING - C



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



SHOWER ROOM



BEDROOM 1



BEDROOM 2



44 Biggar Court is a semi-detached house located in a quiet area of town but still close to all local amenities making it ideal for range of purchasers.

The property benefits from gas central heating via a combi boiler and full double glazing.

Downstairs accommodation comprises of, an entrance vestibule, hallway, a large living room, and kitchen.

Upstairs accommodation comprises of, two bedrooms with built in cupboards, a shower room, and a box room.

Outside there is a garden to the front, side, rear of the property with off road parking for one vehicle to the rear.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Call agents on 01346 514545.

Measurements

LIVING ROOM – 5.7M X 3.5M

KITCHEN – 3.2M X 2.6M

BATHROOM – 2.6M X 2M

BEDROOM 1 – 3.5M X 2.9M

BEDROOM 2 – 3.5M X 2.6M

WALK IN CUPBOARD – 3.2M X 1.1M