



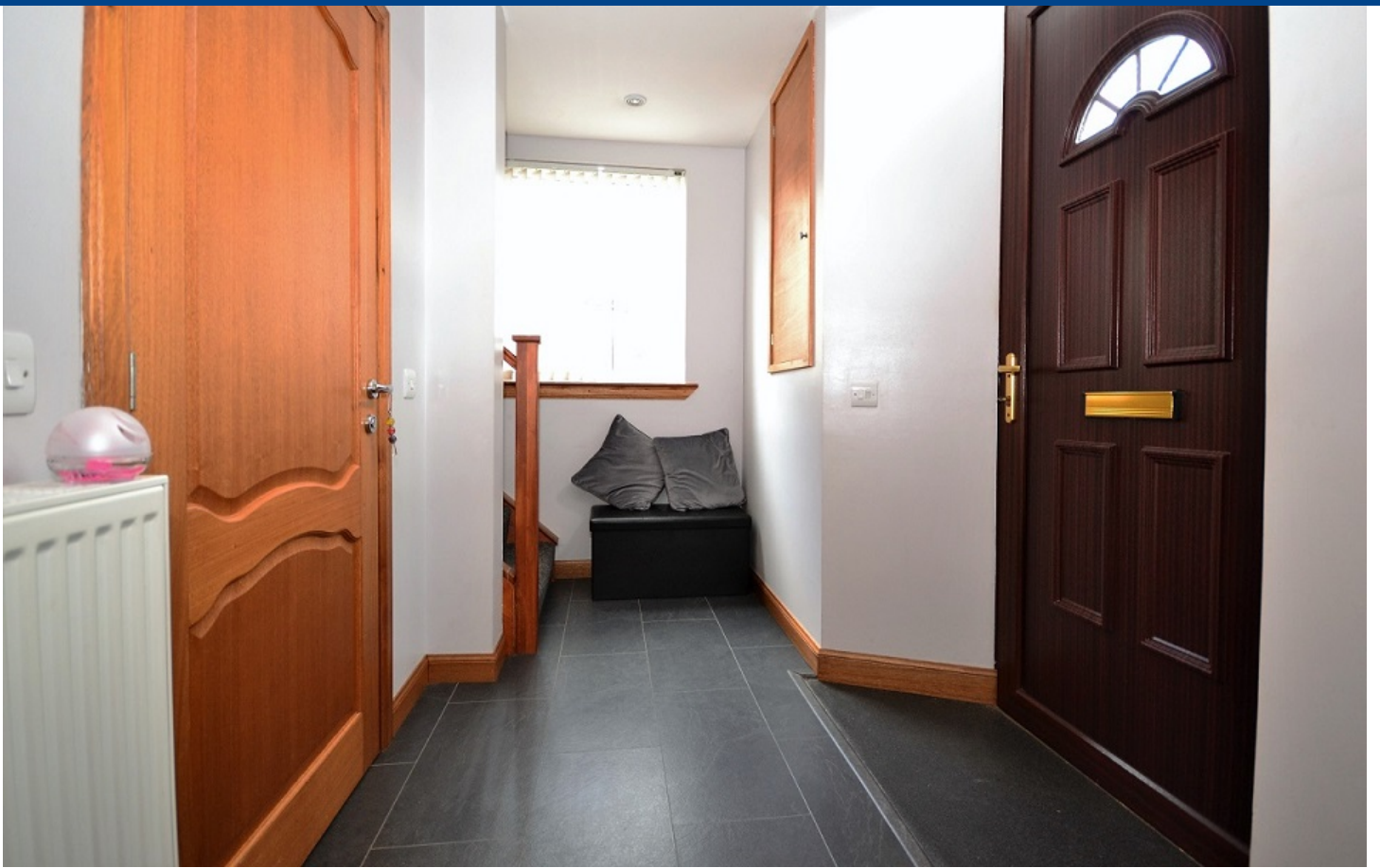
Your Fraserburgh Solicitors



**37A COLLEGE BOUNDS,
FRASERBURGH, AB43 9QL**

**Offers Over
£120,000**

- LARGE LOUNGE
- BATHROOM
- 3 DOUBLE BEDROOMS
- EPC RATING - D
- MODERN KITCHEN
- UPSTAIRS SHOWER ROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND - C



ENTRANCE



LOUNGE



LOUNGE ALTERNATIVE VIEW



BATHROOM



KITCHEN



KITCHEN ALTERNATIVE VIEW



SHOWER ROOM



MASTER BEDROOM



BEDROOM 2



BEDROOM 3



HOME REPORT VALUATION £125,000

37A College Bounds is a modern three bed terraced house close to the town centre, schools, and all other local amenities.

Downstairs accommodation comprises of, a large entrance, large lounge, modern kitchen and bathroom.

Upstairs accommodation comprises of three double bedrooms all with built in storage and a shower room.

Outside to the rear there is room for parking and a slabbed area which is also included with the property.

Viewing is highly recommended to appreciate what this property has to offer.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Call agents on 01346 514545.

Measurements

LOUNGE – 4.2m x 4.1m

KITCHEN – 4.2m x 3.1m

BATHROOM – 2.5m x 1.9m

SHOWER ROOM – 2.8m x 1.3m

BEDROOM 1 – 4.2m x 3.1m

BEDROOM 2 – 3.1m x 3m

BEDROOM 3 – 3m x 2.9m

