



Your Fraserburgh Solicitors



**113 CHARLOTTE STREET,
FRASERBURGH, AB43 9LS**

**Offers Over
£315,000**

- LARGE DETACHED HOUSE
- KITCHEN/FAMILY ROOM
- FAMILY BATHROOM
- GARAGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND - F
- LOUNGE/DINING AREA
- 5 BEDROOMS
- GAMES ROOM
- STORE
- FULLY ENCLOSED GARDEN
- EPC RATING - D



ENTRANCE VESTIBULE



LOUNGE



LOUNGE ALTERNATIVE VIEW



KITCHEN



KITCHEN ALTERNATIVE VIEW



FAMILY ROOM



GAMES ROOM



GAMES ROOM ALTERNATIVE VIEW



BAR AREA



UTILITY ROOM



DOWNSTAIRS WC



DOWNSTAIRS WC ALTERNATIVE VIEW



UPSTAIRS LANDING



BATHROOM



BATHROOM ALTERNATIVE VIEW



BEDROOM 1



BEDROOM 1 ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



BEDROOM 4



BEDROOM 4 ALTERNATIVE VIEW



BEDROOM 5



STUDY



WARDROBE ROOM



113 Charlotte Street is a traditional stone built detached property conveniently located in Charlotte Street. Originally the schoolhouse, it has generously proportioned rooms and many original features. This property would make a spectacular family home in the old part of town.

The property benefits from a recently installed remote controlled gas central heating system and full double glazing.

Ground floor accommodation comprises of, entrance vestibule, large bright lounge/open plan dining area with windows to the front and rear, kitchen with open plan family room, 2 WC's, a shower cubicle, large fifth bedroom, and a games room with a fully fitted bar which also has a plumbed in sink.

First floor accommodation comprises of, two landings one leading to a large family bathroom, then onto the master bedroom to the front of the property, bedroom two which is also to the front and bedrooms three and four to the rear. There is also a room which is used as a large walk in wardrobe and a study fitted with shelving.

Outside there is a driveway to the side of the property leading to a garage, a garden to the front with a path to the front door and to the opposite side where there is a large store, and to the rear there is a fully enclosed garden.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Call agents on 01346 514545.

MEASUREMENTS

LOUNGE – 10.4M X 4.2M

FAMILY ROOM – 3.6M X 3.5M

DOWNSTAIRS WC – 2.3M X 1.2M

UTILITY ROOM – 3.1M X 2.4M

GAMES ROOM – 9.8M X 5.5M

BEDROOM 2 – 3.6M X 3.6M

BEDROOM 4 – 4.2M X 3.7M

STUDY – 2.1M X 1.9M

GARAGE – 8.2M X 4.2M

KITCHEN – 4.2M X 3.6M

BATHROOM – 4.3M X 2.3M

SHOWER CUBICLE – 1.7M X 0.7M

DOWNSTAIR WC 2 – 1.7M X 1.2M

BEDROOM 1 – 4.2M X 3.8M

BEDROOM 3 – 4.2M X 3.6M

BEDROOM 5 – 4.2M X 3.7M

WARDROBE ROOM- 2.8M X 2.1M

STORE – 8.1M X 4.5M

