

1 Grattan Place

FRASERBURGH, ABERDEENSHIRE, AB43 9SD



*A spacious period double upper in this
quiet road close to the town centre*



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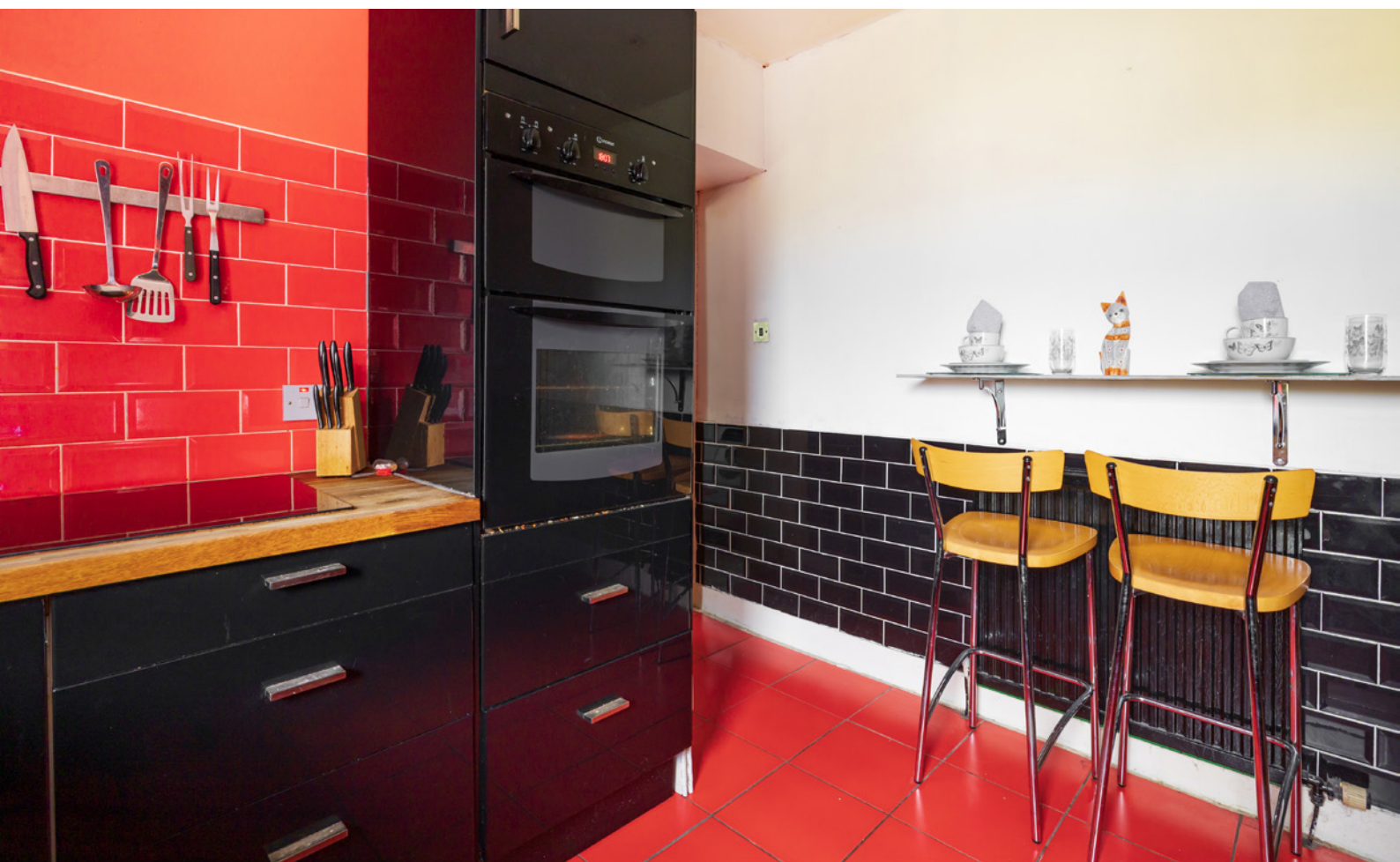
McEwan Fraser Legal is delighted to present this four-bedroom property with the entrance hall on the ground floor.

THE LOUNGE



On the first floor is a lounge with a woodburner, a dining room/bedroom five, two further bedrooms, a shower room, a kitchen and a utility room.

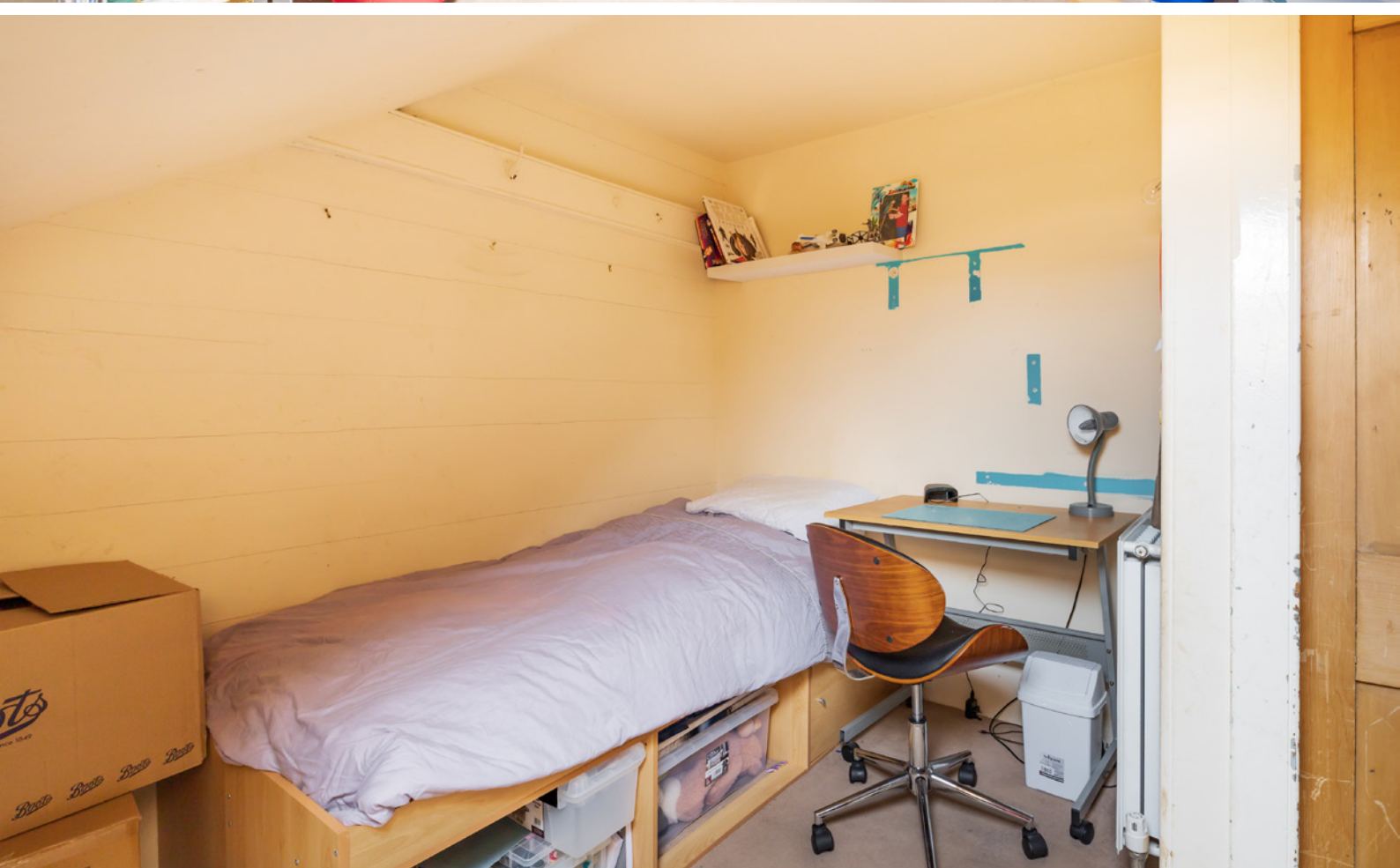
THE KITCHEN



THE UTILITY & SHOWER ROOM



BEDROOM 3



BEDROOM 4



BEDROOM 5/DINING ROOM





On the second floor are two further bedrooms and a storeroom.

BEDROOM 1





BEDROOM 2

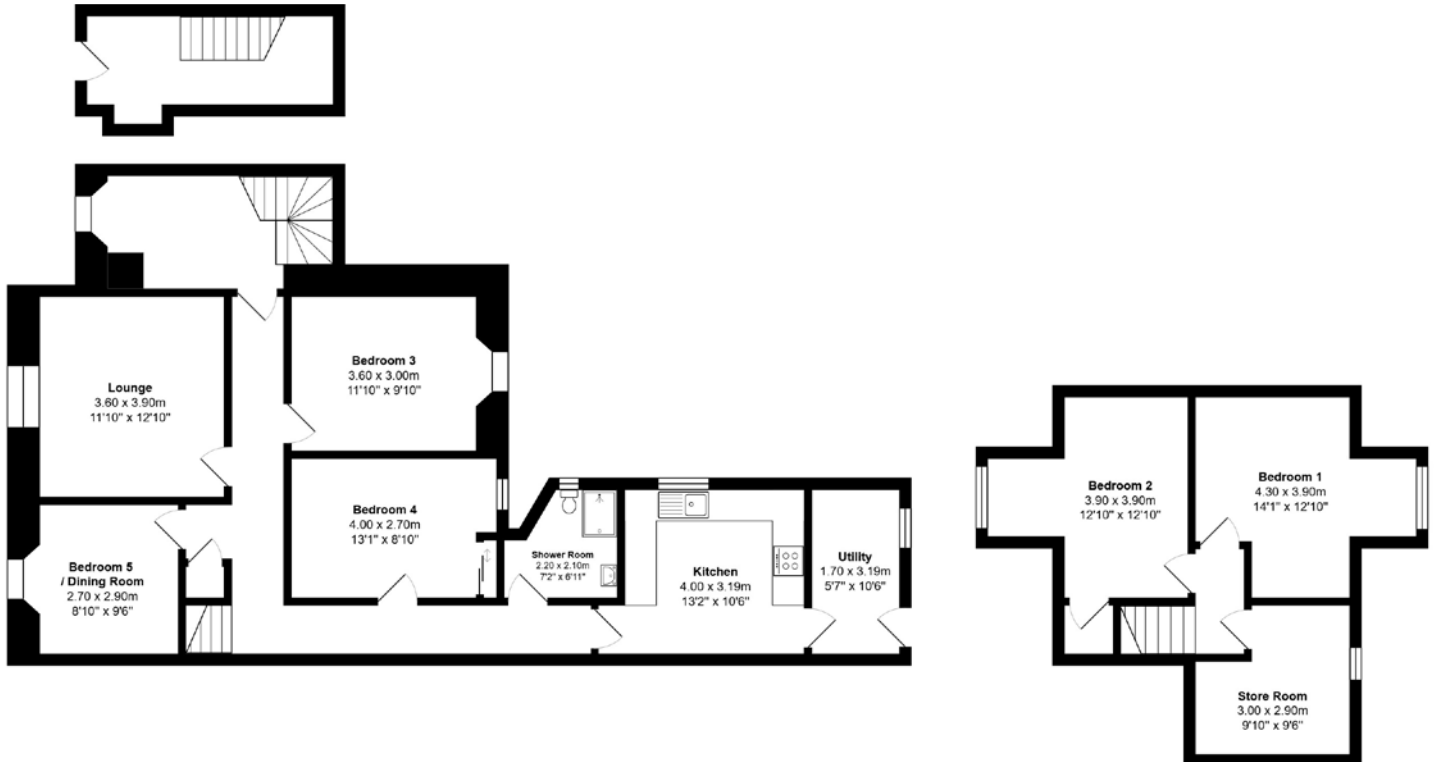


The property comes with a garage and an allocated garden space to the rear.

EXTERNALS

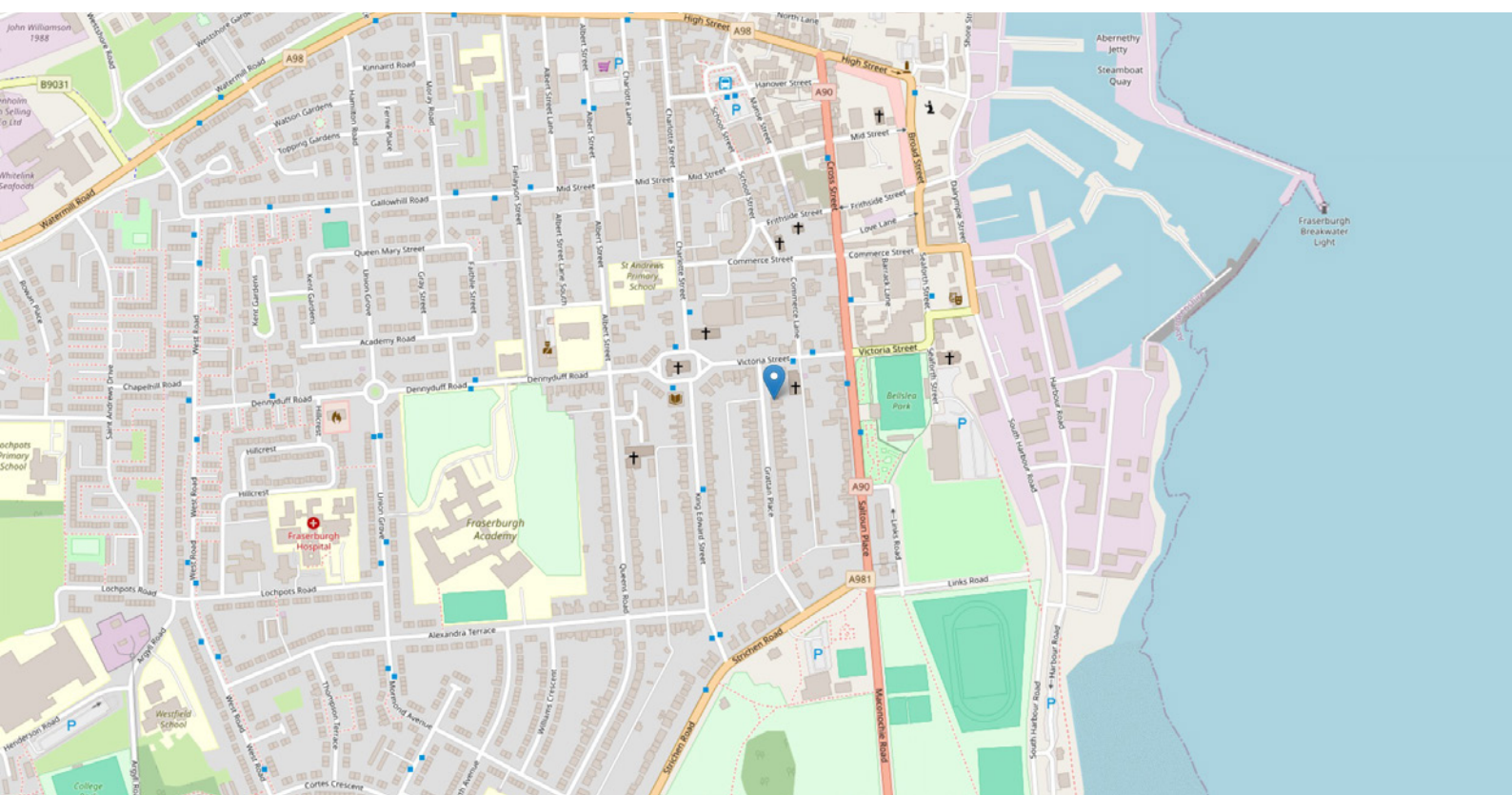


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 128m² | EPC Rating: D



THE LOCATION

Set in the vibrant coastal town of Fraserburgh, this property enjoys an excellent position within easy reach of the town centre, beach, schools, and essential amenities. Fraserburgh is renowned for its bustling harbour, long sandy beaches, and strong sense of community, offering a superb quality of life in North East Scotland.





The town boasts a wide range of local shops, supermarkets, cafes, and restaurants, as well as medical facilities, a leisure centre, and well-regarded primary and secondary schools. For outdoor enthusiasts, there are scenic coastal walks, golf at Fraserburgh Golf Club (one of the oldest in the world), and excellent opportunities for wildlife watching along the rugged Buchan coastline.

Fraserburgh is well connected by road, with regular bus services to Aberdeen and surrounding towns, while the A90 and A952 provide easy access south to Peterhead and Aberdeen, or inland toward Banff and Turriff.

Whether you're looking for a family base, a peaceful retreat by the sea, or a home with great commuter links, this location delivers a fantastic blend of convenience, character, and coastal charm.



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Part
Exchange
Available



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Professional photography
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Photographer



Layout graphics and design
ALLY CLARK
Designer

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