

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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OFFERS OVER £110,000



We are thrilled to present this beautiful four-bedroom first-floor flat for sale. The property is accessed from the back, up the steps.

The house has 1 single and 3 double bedrooms, a living room, a kitchen, and a bathroom.

Situated in the central of Fraserburgh, close to all local amenities, including the bus station, banks, restaurants, schools, and tourist sites.

Double glazing and gas central heating are included in the price.

EPC scale: band D.

This apartment would be great for a first-time buyer or someone wishing to expand their rental portfolio.

Entrance hallway (1.00m x 1.26m)

Coming left off the entrance hallway is bathroom. On the right side there is stairs landing to the lobby which leads to further rooms. The property comprises of living room, kitchen/dining, living room, 1 single and 3 double bedrooms. Wall lights, thermostat for the heating, doorbell intercom, smoke alarm, radiator and has a tiled and carpeted floor.



Living Room (5.14m x 3.07m)

This is a large and sunny living room. It is light and airy with large front facing window. There is ceiling/wall lights and double radiator. Other features include—carpeted floor, white walls and plenty open space.



Kitchen (4.72m x 3.62m)

The kitchen units are wooden, grey worktops accompanied by white wall and wallpaper around the kitchen wall area and wooden bright oak-coloured floor. There is a large kitchen window and 4 ceiling spotlights. The kitchen also comprises a integrated oven, a large hob with a good size extractor fan, built-in fridge/freezer, dining set and plenty of storage.



Bedroom 1 (4.13m x 2.06m)

A single bedroom with front facing, good size window. This bedroom is located next to the living room and also comprises coffee table and the TV stand, grey carpeted grey floor, and white walls.



Bedroom 2 (4.00m x 3.07m)

A spacious bedroom with front facing, good size window. This bedroom is located next to the single bedroom and also comprises large wardrobe with mirror doors, grey carpeted grey floor, and white walls.



Bedroom 3 (3.79m x 3.05m)

A good size room with double wardrobe—mirrored sliding doors and window which opens up this room to plenty of light. The bedroom comprises a radiator, bright carpeted flooring and white coloured walls with wall paper.



Bedroom 4 (2.73m x 2.63m)

This good size room has rear facing window with the back view. There is ceiling lights, radiator, carpeted flooring and bright walls.



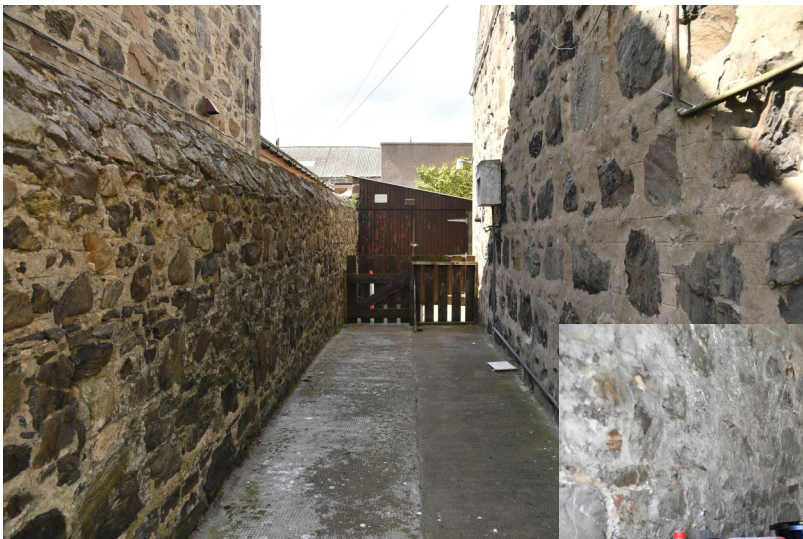
Bathroom (2.61 x 2.01m)

This is a spacious bathroom with 2 windows which allows a lot of light in. The bathroom comprises a 3 piece white bathroom suite which includes a toilet, sink, and good size bath and separate electric shower. There is also ceiling spot lights, radiator/heated towel rail, beige marble effect wall and floor tiles, white walls.

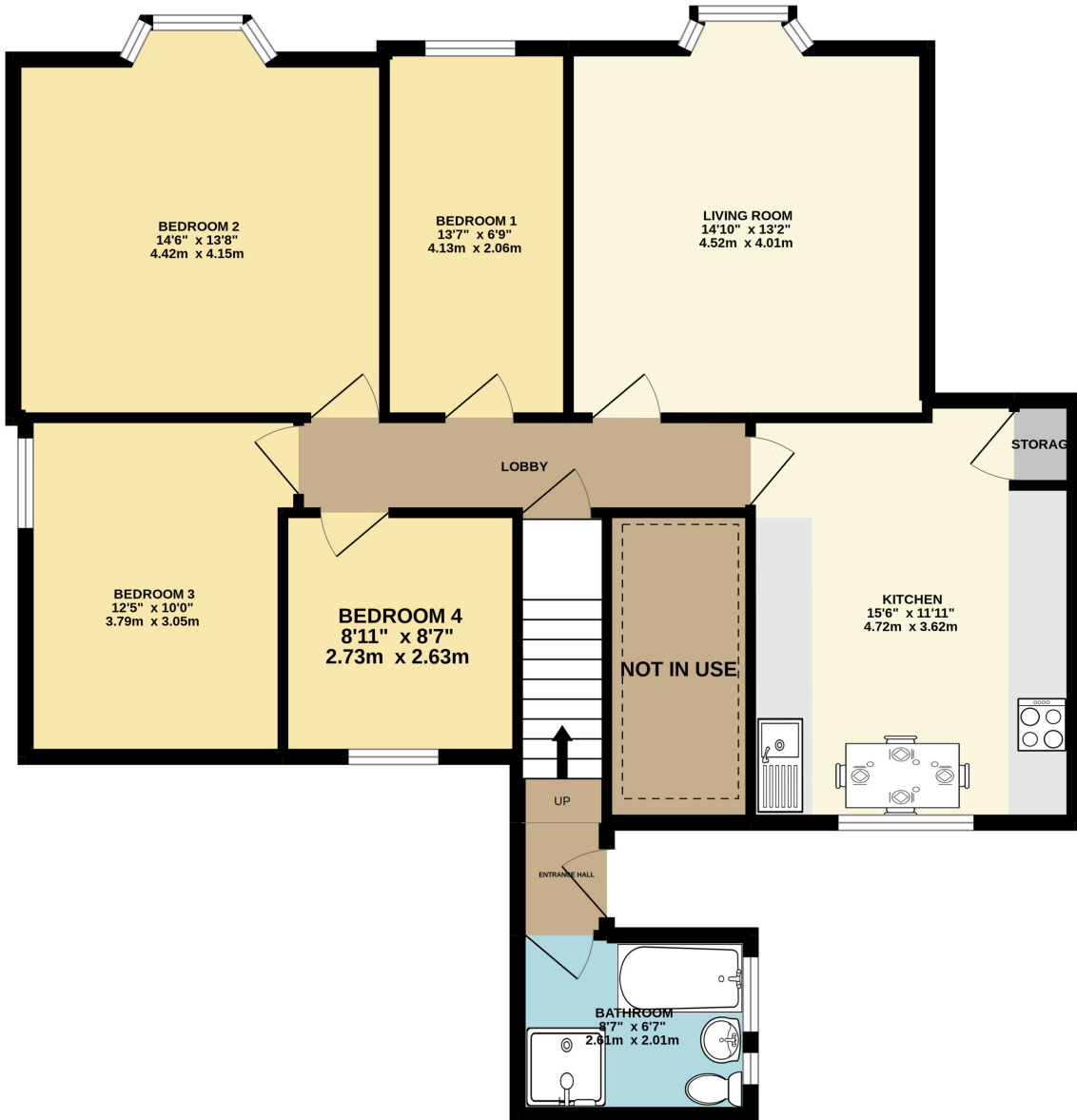


Shared rear garden with the garage

This is a shared garden with a garage which allows a lot of additional outside storage.



GROUND FLOOR



MAISONETTE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INCLUDED IN THE SALE

All flooring, built-in appliances and fitted wardrobes.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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