



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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OFFERS OVER £80,000



We are delighted to present this lovely three-bedroom ground floor flat for sale. Access to the property is via the front door.

The accommodation comprises a living area, kitchen, bathroom, and three double bedrooms.

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

The property benefits from gas central heating and is fully double-glazed.

EPC scale: band D.

This property would be an ideal proposition for a first-time buyer or someone wishing to expand their rental portfolio.

Entrance hallway

Upon entering the property you are met with the vestibule which in turn leads to the front hallway which is decorated in neutral tones and laid with attractive wood effect laminate flooring. This hallway provides access to two of the bedrooms and the living area.



Living Room (4.04m x 3.56m)

The living room is a generously sized welcoming room. It is light and airy with a large window overlooking the rear of the property. Neutral decoration and laminate flooring along with a three-light ceiling spotlight and a double radiator complete the room. The third bedroom and rear hallway are accessed from the living room.



Kitchen (3.1m x 2.7m)

Another room that benefits from the large windows that this property offers. It is bright and airy with modern white high gloss wall and base units and attractive wooden worktops. The kitchen also comprises an integrated electric oven and hob with an extractor fan. The central heating boiler is housed in the kitchen. The decoration is neutral with black tile effect vinyl flooring.



Bedroom 1 (2.93 x 2.06m)

A double bedroom with rear facing, good size window. This bedroom is located off the front hallway and is decorated in neutral tones with wooden laminate flooring. The bedroom benefits from two built in cupboards providing excellent storage and a radiator.



Bedroom 2 (3.64m x 2.87m)

Another spacious front-facing bedroom, features a good size window. Generous built in storage, radiator, neutral décor and laminate flooring complete this room.



Bedroom 3 (3.85m x 3.38m)

A good sized rear facing double bedroom. This room is accessed via the living room. Excellent built in storage via two built in cupboards as with the rest of the property neutral décor and laminate flooring complete this room.



Bathroom (1.38m x 2.89m)

The bathroom comprises a white WC, sink and a shower cubicle. There is a wall-mounted towel radiator . Neutrally decorated and finished with laminate flooring.



Shared rear garden

The property boasts a sizeable shared garden



GROUND FLOOR



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, lightening, beds and furnishing.

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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