

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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109 WATERMILL ROAD

Fraserburgh AB43 9RH

!! £15,000 BELOW HR VALUATION !!

OFFERS OVER £105,000



We are delighted to present this mid-terrace three-bedroom house 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 Fraserburgh, within a walkable distance of 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. It is decorated in neutral tones and laid with attractive wood effect laminate flooring. This hallway provides access to living room, walk-in cupboard, bathroom and staircase.



Living Room (4.08m x 3.98m)

The living room is a generously sized welcoming room. It is light and airy with a large window overlooking the front of the property. Neutral decoration and laminate flooring along with a central ceiling and a double radiator complete the room. The kitchen is accessed from the living room.



Kitchen (4.08m x 2.98m)

Another room that benefits from the medium-sized window that this property offers. It is bright and airy with beige gloss walls and base units with oak wooden worktops. The kitchen also comprises an integrated electric oven and hob with an extractor fan. The decoration is neutral with oak effect vinyl flooring and six ceiling spotlights.



Bathroom (1.98m x 1.83m)

The bathroom comprises a white WC, sink and a bath with shower. Decorated with grey wood patterned wet walls and finished with laminate flooring.



Stairs & Upper landing

Wooden stairs lead to the first floor of the property. Good sized hallway comprises of built-in cupboard and ceiling light.



Bedroom 1 (4.10m x 3.05m)

Another spacious front-facing bedroom features a good size window. Built in storage, radiator, neutral décor and laminate flooring complete this room. The room comprises a central ceiling light.



Bedroom 2 (4.00m x 2.95m)

A good-sized rear-facing double bedroom. This room is accessed via the hallway. Excellent built-in cupboard containing the boiler. As with the rest of the property neutral and radiator décor complete this room.



Bedroom 3 (3.50m x 2.87m)

A double bedroom with rear facing, good size window. This bedroom is located off the hallway and is decorated in neutral tones with wooden laminate flooring. The bedroom benefits from a built-in cupboard providing storage space, a radiator and the ceiling light.

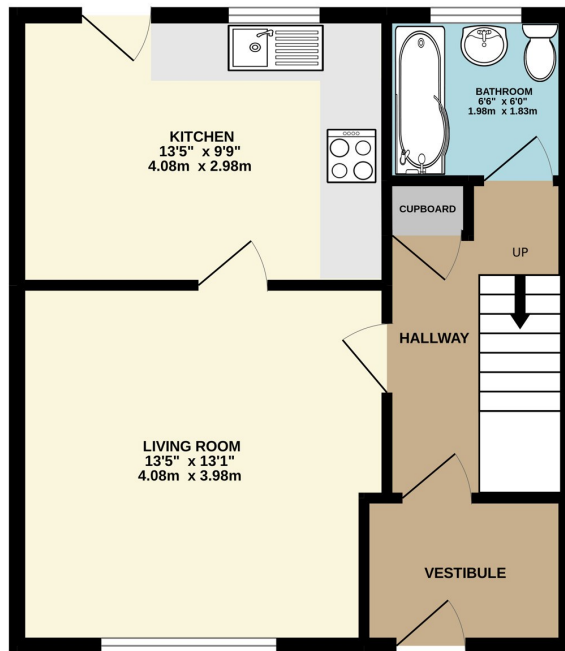


Enclosed rear garden & shed

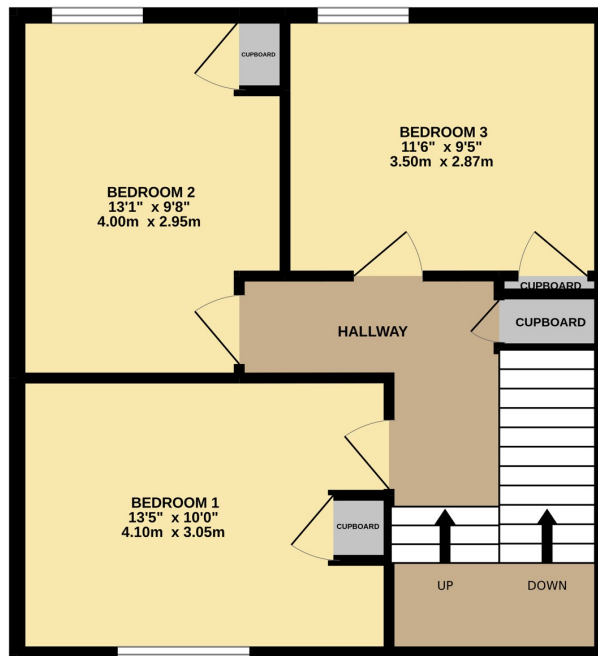
There is an extra external space with a solid shed—storage served with power and light.



GROUND FLOOR



1ST 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.

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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