

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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13 GLENBUCHTY PLACE

Fraserburgh AB43 9QT

OFFERS OVER £85,000



We are delighted to present this end-terrace two-bedroom house for sale. Access to the property is via the front door and through the path on the left side of the property leading to the rear garden and back door.

The accommodation comprises a living area, kitchen, bathroom, and two 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 (1.65m x 1.20m)

Upon entering the property you are met with the staircase which in turn leads to the upper level. It is decorated in neutral tones and laid with dark carpet. This hallway provides access to living room, bathroom and staircase.



Living Room (4.03m x 4.27m)

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 light, wall niches and a double radiator complete the room. The kitchen is accessed from the living room.



Kitchen (5.46m x 1.77m)

Another room that benefits from the large-sized window that this property offers. It is bright and airy with magnolia walls and oak coloured base units with dark wooden worktops. The kitchen also comprises a walkable cupboard providing extra storage. The decoration is neutral with oak effect vinyl flooring and two ceiling lights.



Bathroom (1.99m x 1.73m)

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



Bedroom 1 (4.00m x 2.95m)

A good-sized rear-facing double bedroom. This room is accessed via the upper hallway. The room comprises a ceiling light and a brown carpet. As with the rest of the property neutral décor and a double radiator complete this room. The room comprises a ceiling light and a brown carpet.



Bedroom 2 (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.

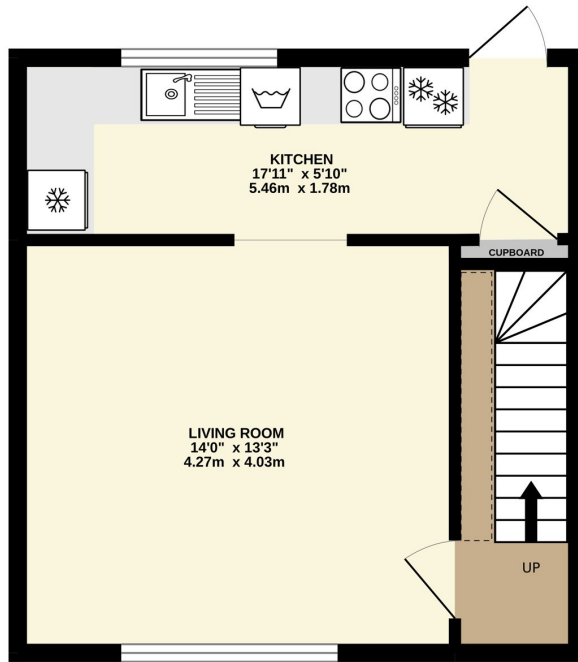


Enclosed rear garden & shed

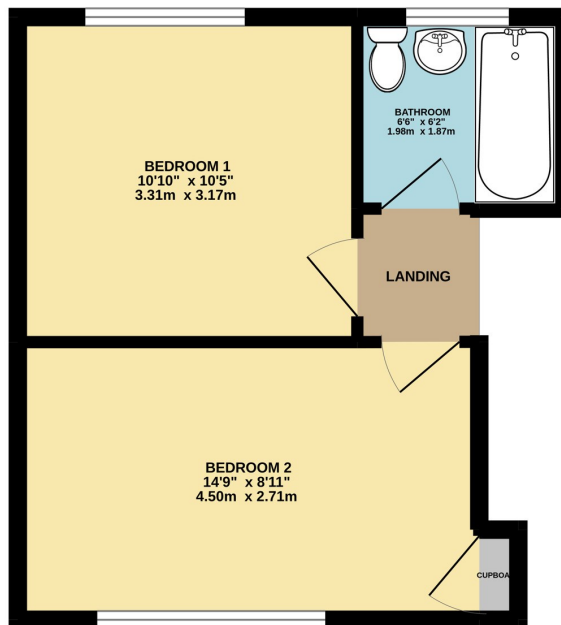
There is an extra external space with a wooden shed.



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, white goods, 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.

You can find all of our properties at www.forbesproperty.co.uk

