

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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OFFERS OVER £130,000

!!!10,000 BELOW VALUATION!!!



We are delighted to offer for sale this fantastic four-bedroom end-terraced house. Entrance to this property is gained through the front door off the street as well as through the left side gate leading to the garden and back door.

The property comprises hallway leading to 2 double bedrooms, a bathroom and in turn to a living/dining area with an open kitchen on the ground level, as well as a two double bedrooms on the upper level.

Located in Fraserburgh's, near town centre—close to all local amenities, bus station, banks, restaurant's, schools and tourist attractions.

The house has double glazing and gas central heating.

Band D on the EPC scale. This house would make an ideal family house or for someone looking to add to their rental portfolio.

Ground Floor Hallway (2.66m x 1.85m)

The Hallway is spacious. Coming off the hallway is the 2 double bedrooms, the staircase, rear garden, bathroom and living/dining area with and open kitchen. There is a built-in storage under the stairs, wooden floor, wall double light, and radiator.



Bedroom 1 (4.29m x 3.20m)

A good size room with built-in alcove with shelving and front view window which opens up this room to plenty of light. The bedroom comprises a radiator, bright wooden flooring, ceiling light, power sockets and white walls.



Bedroom 2 (3.02m x 3.82m)

A spacious bedroom with street view of the good size window. This bedroom is located downstairs with built-in alcove with shelving white walls, ceiling triple light and power sockets. Bright wooden floor and a double radiator finish the room.



Bathroom (1.65m x 2.86m)

This bathroom comprises a window 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 with power shower and large foldable shower screen. There is also ceiling flush light, wall mounted towel rail radiator, grey wet walls and dark grey tile style vinyl floor.



Living/Dining area (4.04m x 6.24m) with an open Kitchen (2.71m x 6.13m)

This is a large living/dining room with skylight and large window which allows a lot of day light in. It is light and airy with white walls, 2 3-bulb pendant lights and 3 wall lights, double radiator and power sockets. This room leads to the open kitchen.

The kitchen units are beige, black worktops accompanied by dark splash wall around the cooking area. There is a large kitchen window, 4 ceiling spotlights, radiator, wall cupboard with the boiler and the heat & smoke sensor. The kitchen also comprises extractor fan, power sockets, a stainless steel sink and plenty of base and wall cupboards storage.



Staircase and Upper Level Landing

The staircase leads to the upper level which in turn leads to the 2 double bedrooms. There is a cupboard with fuse box.



Bedroom 3 (4.17m x 3.82m)

This good size room has front facing window with the street and rear view. There is ceiling spot light, radiator, bright grey flooring and white walls.



Bedroom 4 (4.11m x 4.18m x 5.60m)

This L-shape spacious room has front and rear facing windows with the street and rear view. There is a large built-in wardrobe with storage shelving on both sides, 2 ceiling 3-bulb spotlights, radiator, bright grey carpet flooring and white walls.

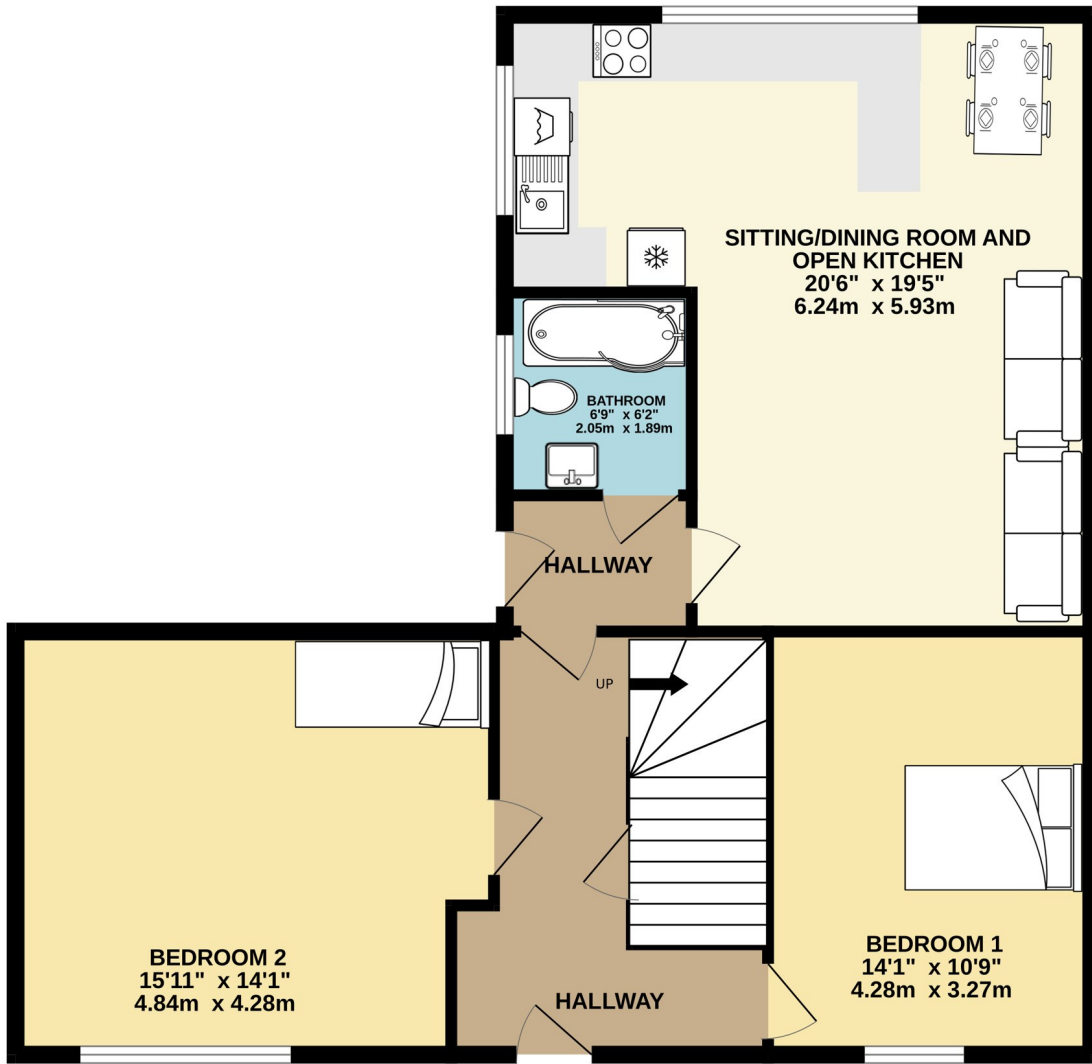


Rear yard

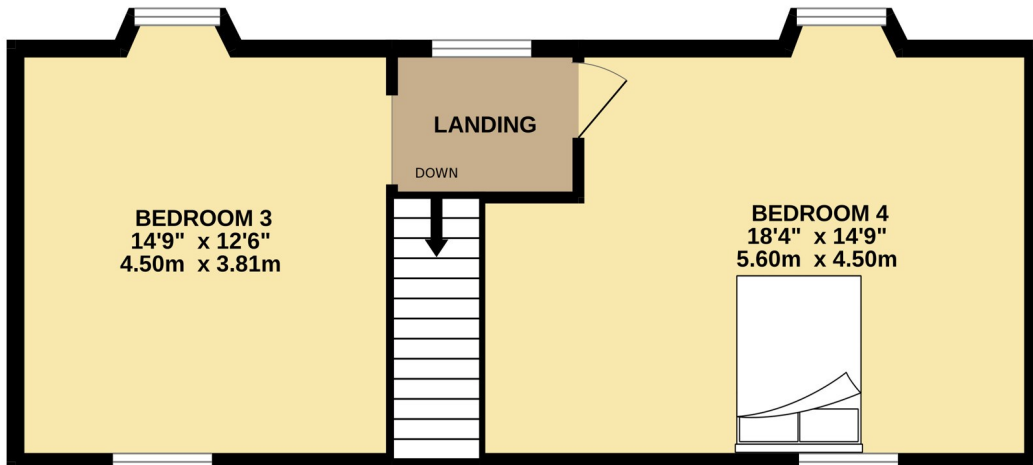
This is good sized back yard with a solid shed providing additional outside storage space.



GROUND FLOOR



1ST FLOOR



INCLUDED IN THE SALE

All flooring, blinds. Built-in appliances, furniture and TV— matter of discussion.

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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