

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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84 HIGH STREET

Strichen AB43 6SR

OFFERS OVER £40,000



We are pleased to offer for sale this cosy 2 bedrooms mid-terrace house, located in the quiet village of Strichen, which is approximately 8.5 miles from Fraserburgh.

The property offers accommodation on 2 floors, which is well laid out and generous sized. Accommodation comprises: Lower Level - Entrance vestibule, living room, hallway, double bedroom, shower room and the kitchen. Upper Level – generous bedroom with ensuite. Enclosed rear garden with grass area.

We are sure this property will not fail to impress first time buyers, families or indeed the leasing investors. Solid fuel central heating and single glazing.

Band G on the EPC scale.

ENTRANCE PORCH

wooden floor, cupboard with fuses, ceiling light and space to store coats and shoes.

LIVING ROOM (4.15m x 3.32m)

Bright room with large front facing window and wooden flooring. Feature wooden fireplace, built-in alcove with 2-bulb wall light and cupboard for extra storage. White ceiling, natural walls with one painted orange and pendant ceiling light finish the room. The staircase leading to the upper level with double bedroom is accessed from the living room.



STAIRCASE

The stairs access comes from the living room leading to upper level to bedroom 1. Electric box is allocated at entrance of staircase. Good size side facing window with storage cupboard underneath.

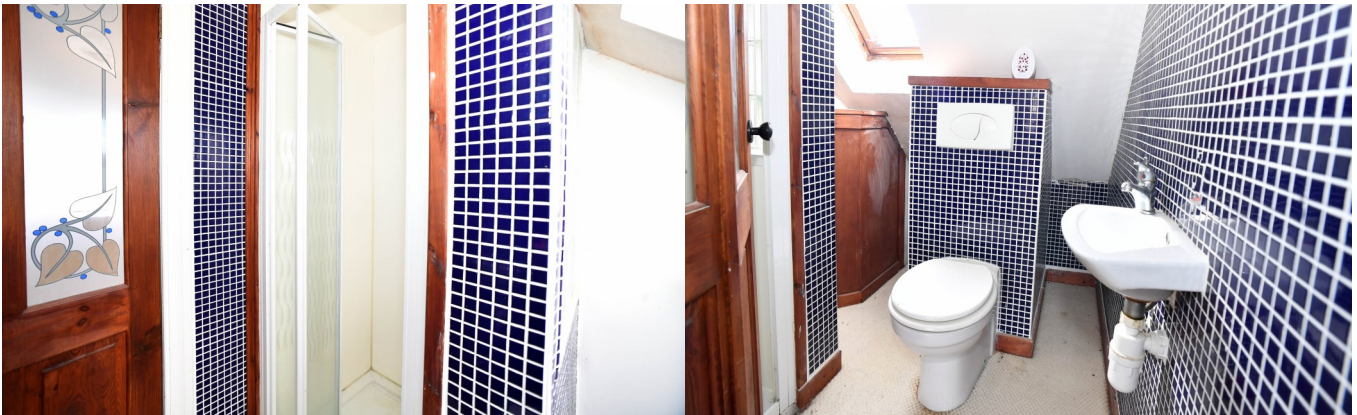
BEDROOM 1 (3.70m x 4.09m)

This double bedroom benefits from very bright front facing window and a beige carpeted floor. There is a double built-in wardrobe with mirrored sliding doors proving plenty of storage. A radiator, power points and pendant ceiling light completes the room. This room also comprises of an En-suite.



En-suite (1.85m x 2.05m)

This room comprises of a rear facing window, Fitted with a 2 piece white W.C and sink and cubical electric shower. The walls are royal blue mosaic styled tiles, ceiling light, beige vinyl floor and has a glass panelled folding door.



BEDROOM 2 (3.14m x 2.38m)

This side facing very bright, double bedroom is access of the hall. Comprised of a beige carpeted floor, radiator, side facing window, power points and pendant ceiling light.



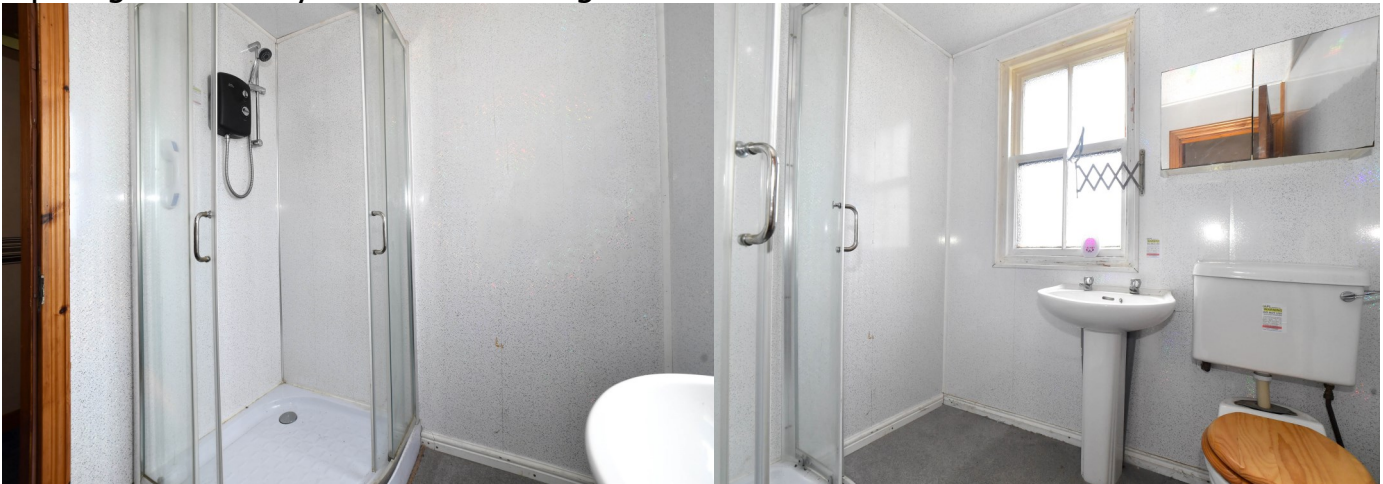
HALLWAY

This area is divided into two parts. First part benefits from a skylight window allowing plenty light, providing extra storage space. In turn, second part leads to a bathroom and a kitchen. Both areas benefits from carpet flooring, radiators neutral décor, two ceiling lights and coat hooks.



BATHROOM (1.94m x 1.83m)

Fitted with 2 piece white suite comprising W.C and pedestal wash hand basin. There is a corner electric shower. Bathroom walls and ceiling are wet wall panelled with ceiling spot lights and vinyl floor. Rear facing window and a radiator finishes the room.



KITCHEN (2.76m x 2.94m)

Fitted with base and wall oak colour units, bright worktops and bowl sink with mixer tap and drainer. Plumbed for automatic washing machine, integrated hob and oven. Ceiling is wood panelled with 3-bulb ceiling spotlight. There is a radiator, carpeted floor, rear facing window giving plenty of the day light in. Glass windowed backdoor giving access to rear garden.



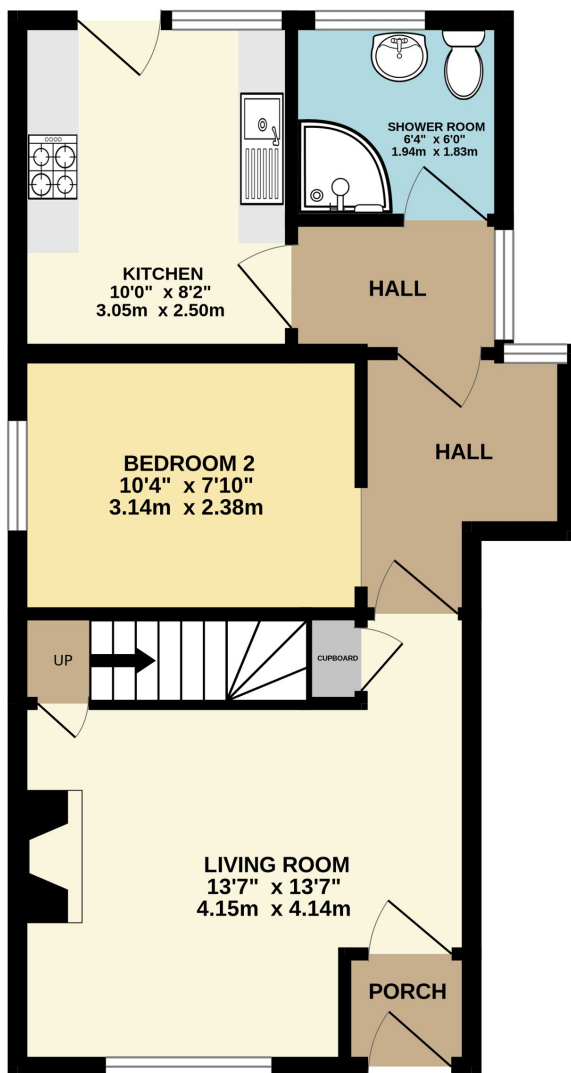
REAR GARDEN

Fully enclosed easy maintained with surrounding walls heighten by wooden fencing, Side access to lane, paving slabs and chuckie stones to finish.



GROUND FLOOR

1ST FLOOR



INCLUDED IN THE SALE

All flooring, built-in appliances 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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