

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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93 HATTON FARM GARDENS

HATTON

PETERHEAD, AB420QL

OFFERS OVER £100,000



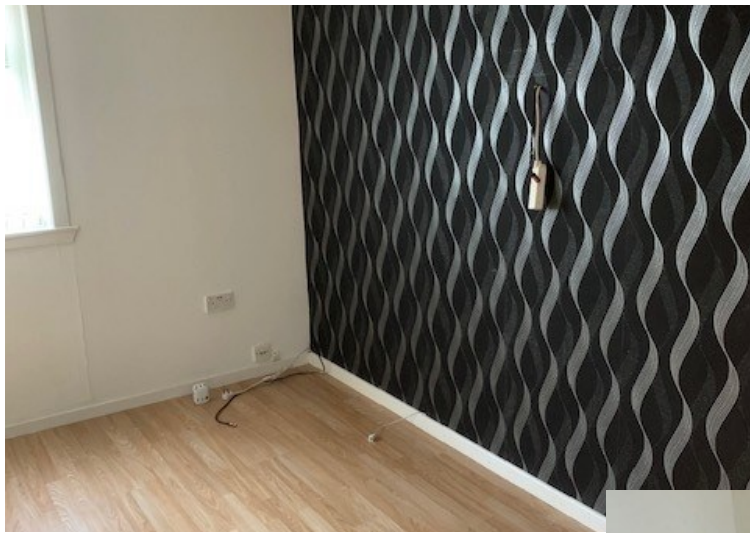
We are delighted to offer this two bed house in the quiet country village of Hatton.

The property comprises of a small entrance leading to a hallway, a living room, a kitchen and a staircase all on ground level. On the upper level are the stairs landing, 2 bedrooms and a bathroom.

Hatton is located between Peterhead and Aberdeen —close to all local amenities, bus stops, hotel, church and school.

The house has double glazing and gas heating.

Band **(C)** on the EPC scale. This house would make an ideal project or looking to add to their rental portfolio.



Living room

The living room has been enlarged by making two rooms into two. They are separated by this lovely dark coloured wooden beam. This room has two large front facing windows with street views, walls are white with a wallpapered feature wall, two central ceiling lights, electric fire , radiator and wooden effect laminated flooring.



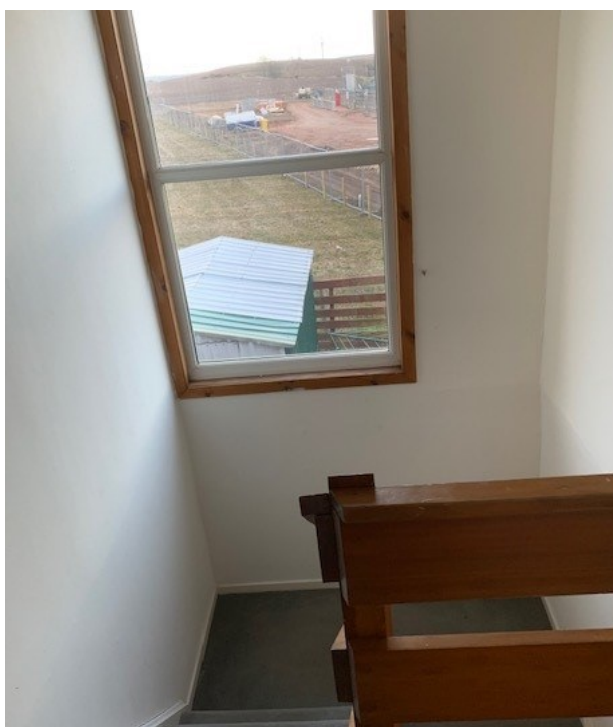
Kitchen

The kitchen comprises of a large rear facing window giving this room plenty of natural light. This room has plenty of storage with white wooden base and wall units and two wall cupboards. Walls are painted white, white tiles covering the grey worktop areas and finished with light wood effect laminated flooring.



Stairs

The staircase has two landings first one is smaller which has a rear facing view that gives in natural light. The second landing gives access to the two bedrooms, a bathroom and two wall cupboards for storage. This area has a wooden railing and light grey carpet covering the stairs and top landing and wood effect laminated flooring cover the lower hallway.



Cupboard One

This cupboard is where the boiler, fuse box and electric meter is allocated. This room also has hooks for storage of coat/jackets. The walls are painted white with light wood effect laminated flooring.



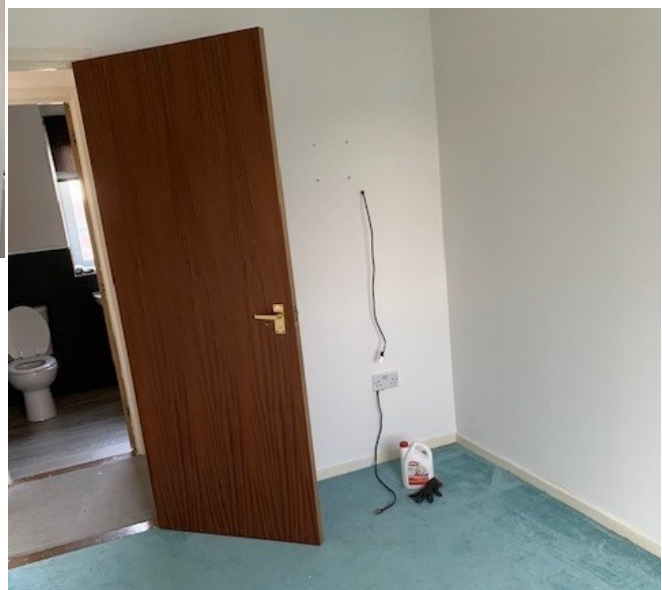
Bedroom one

The larger of the two bedrooms has a front facing window with street view. Walls are white in colour, central ceiling light. Radiator and wood effect laminated flooring. There is a hatch to the loft in this room.



Bedroom one

The larger of the two bedrooms has a front facing window with street view. Walls are white in colour, central ceiling light. Radiator and wood effect laminated flooring. There is a hatch to the loft in this room.



Bathroom

This room comprises a 3 piece bathroom suite with a over the bath electric shower and curtain. Large rear facing window with top half of the walls painted white , bottom half is black wet wall which also covers the shower/bath area finished with chrome trim.

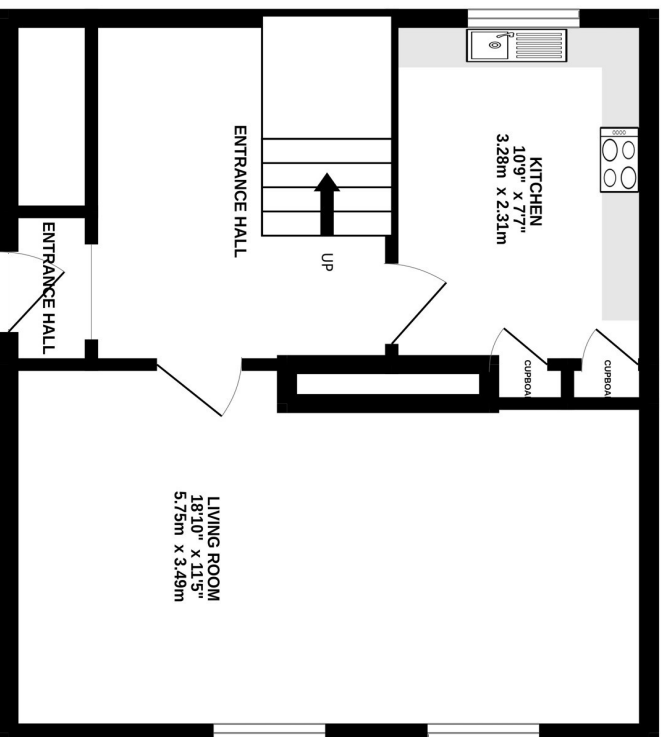


Storage Cupboard

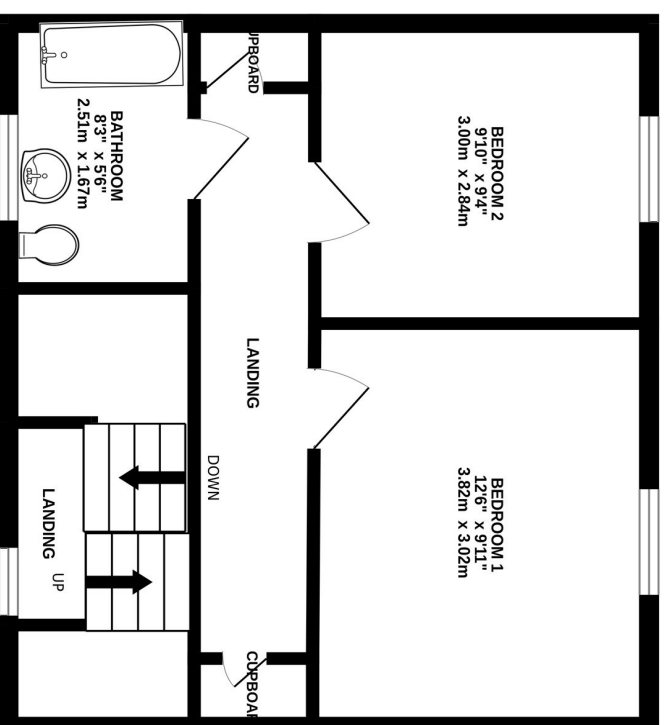
This walk in storage cupboard is located at the top of the stairs with a window giving extra light to brighten this cupboard . Plenty of deep shelves to keep this area tidy.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

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, blinds. Built-in appliances ,sheds.

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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