



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

10 Damfield Road
Fraserburgh AB43 9SJ
!!! £10,000 UNDER HRV!!!
Offers Over £175,000



Living room



Kitchen



Bedroom



Property

Features

- ✓ SEMI-DETACHED BUNGALOW
- ✓ 2 DOUBLE BEDROOMS
- ✓ GAS HEATING
- ✓ ENCLOSED REAR YARD
- ✓ DRIVEWAY
- ✓ WHEEL CHAIR ACCESS
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND D
- ✓ EPC RATING C

About The

Property

This is a lovely well-maintained semi-detached bungalow in the quiet area of the town of Fraserburgh. The property comprises of a hallway leading to the living room, bathroom and a kitchen. This property has 2 good sizes bedrooms with built-in wardrobes, one bedroom has a street view and the other has a rear garden view. This property has a drive way for off street parking. At the rear of this property the garden is well and easy maintained with a summer house so can entertain your family and friends close to all local amenities, bus stops, hotel, café, church, schools and supermarkets.

Why

Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland for over 36 years.

During this period we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability and

FOR MORE DETAILS:
01346 517124

68 Broad Street,
Fraserburgh, AB43 9AS

VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedrooms:

Ideal for families or individuals who need extra space for guests or a home office. Each bedroom offers privacy, and the bedrooms are of generously size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

Easy-Maintenance Garden:

Surrounding the enclosed garden space, there are pathways of smooth, durable pavers that seamlessly connect the garden, BBQ area, and summer house, ensuring easy movement and accessibility. The summer house is a standout feature, fully insulated and equipped with electricity, making it a functional space year-round. It boasts large, energy-efficient windows that flood the interior with natural light, while the new cladding on the exterior gives it a fresh, contemporary look. The inside is thoughtfully designed making it perfect for relaxation, working from home, or as a guest retreat. perfect for enjoying warm summer evenings or cozy autumn nights.

Close to All Amenities:

Proximity to essential amenities like shops, schools, parks, College and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

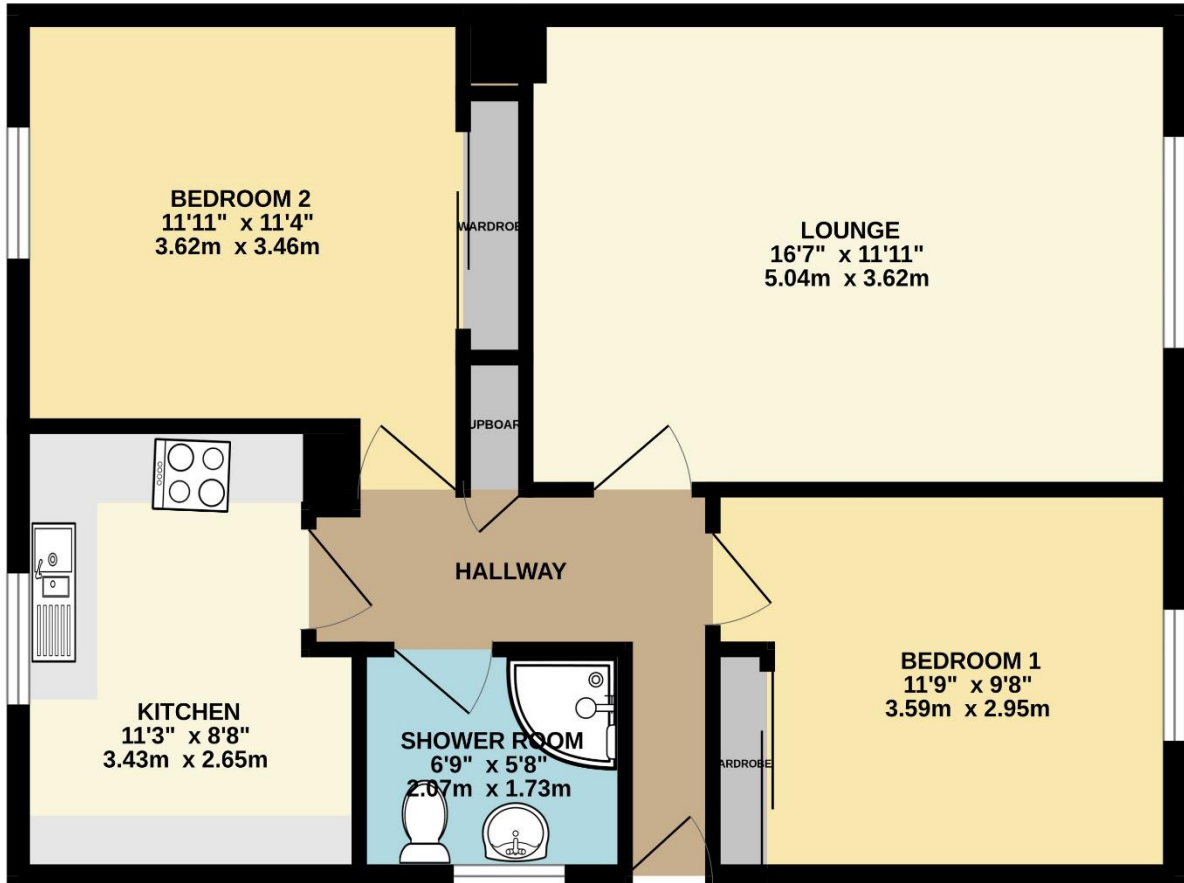
Parking:

The driveway is a good size with a gentle slope which it accommodates wheelchairs to ensure stability and easy navigation. This Property has also On-street parking for your guests.

[Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

Floor plan

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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Entrance

(3.26 x 4.53m)



Hallway



Bedroom one

(3.59m x 2.95m)



Lounge

(5.04m x 3.62m)



Bedroom Two

(3.62m x 3.46m)



Shower room

(2.07m x 1.73m)



Kitchen

(3.43m 2.65m)



Kitchen

(3.43m x 2.65)



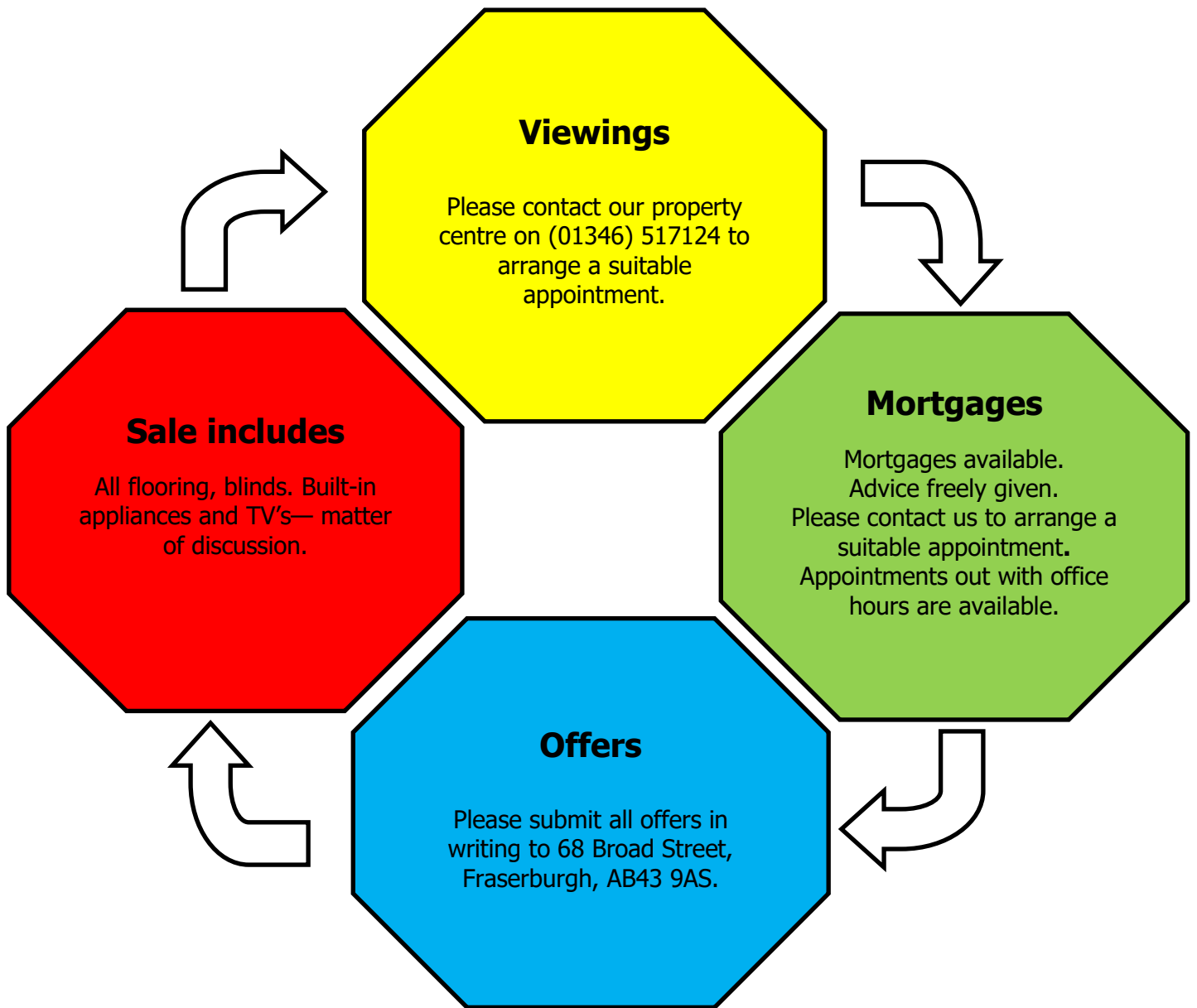
Garden



Garden







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.