

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

Contact Details

Forbes Property

68 Broad Street

FRASERBURGH

AB43 9AS

tel. 01346 517 124

fax. 01346 517 125

Email. enquiries@forbesproperty.co.uk

29 VICTORIA STREET

FRASERBURGH AB43 9PJ

OFFERS OVER £330,000



We are thrilled to present this distinctive and substantial residence situated in the historically significant yet popular residential area of the 16th Century fishing town of Fraserburgh, renowned as Scotland's largest port for shellfish. This semi-detached 6 bedroom property has undergone restoration, featuring a decor that enhances and complements its traditional elements, such as exposed fireplaces, deep skirting, and high ceilings.

The house provides spacious, welcoming, and versatile family living, with a modern touch in the kitchen and connecting conservatory. Additionally, the property boasts a sizable enclosed garden, perfect for entertaining family and friends, and an exceptionally large garage with the potential for conversion into a granny flat, already equipped with electricity and water connections.

Benefiting from UPVC windows and gas heating, this home is rated at (F) on the EPC scale, making it an excellent investment opportunity for any prospective buyer.

Front Entrance vestibule

Upon entering the property, you encounter a warm and inviting small vestibule adorned with a modern yet classic décor. The space is accentuated by hardwood and large glass panel doors. These doors lead to the main hallway, providing access to the lower level of the property.



Hallway

Entering via the vestibule, you are met with an expansive hallway, the central hub of the lower level, with stairs leading to the second level. The ground floor encompasses the grand lounge, master bedroom, and dining room, and also provides access to the kitchen, utility area, and conservatory.



Lounge

Proceeding from the hallway, you enter the lounge adorned with a front-facing bay window offering street views, allowing abundant natural light to grace this beautifully staged room. The lounge showcases a striking living flame gas fire with a dark wooden mantle, surround, and hardwood flooring. The walls are adorned with a vintage-look neutral wallpaper. Adding a touch of elegance, a stunning crystal chandelier completes the ambience.





Master Bedroom

This sophisticated bedroom boasts a generously sized bay front-facing window, allowing ample natural light to grace the space. The room is adorned with a striking light brown wooden built-in wardrobe, featuring mirror doors that elegantly reflect the light from the window, creating an airy and spacious ambience. The combination of red wallpaper and dark hardwood flooring, complemented by a grand golden chandelier, imparts a warm and inviting atmosphere to the room. The inclusion of the chandelier and wardrobe is open for negotiation in this sale.

Dining Room

This is a spacious room perfect for gathering for meals and spending quality time with family and friends. The room features charming French doors that seamlessly extend the entertaining space to the expansive enclosed garden. This is a spacious room perfect for gathering for meals and spending quality time with family and friends. The chandelier is available by negotiation.



Hallway 2

This compact hallway provides entry to the rear section of the property, where there is a bathroom, kitchen, utility room and conservatory. The space is adorned with marble-effect wallpaper, adding brightness and an open feel, complemented by vibrant red tile flooring.



Bathroom lower level

A lavish blend of golden and dark hues imparts a sense of luxury to this bathroom.

Whether you prefer a relaxing soak in the jacuzzi bath or a quick shower, this bathroom offers both options with additional room. Dark wood effect Karndean flooring, light - coloured walls, and ceiling spotlights contribute to the overall ambience, creating a tranquil space for relaxation.



Stairs

The staircase is illuminated by a Velux window, allowing additional light to enhance this spacious area. Featuring large stairs, the spindles are black cast iron. The walls are partially painted and adorned with eye-catching wallpaper. A carpet, secured with a cast iron bar, covers a section of the stairs. The staircase also provides access to the second landing, housing five bedrooms and a bathroom.



Bathroom upper level

Experience the convenience of a contemporary second bathroom. This bathroom features a corner enclosed shower, a white sink and a storage unit with white gloss doors and black tops, along with wall units boasting gloss doors. The toilet is white, complemented by built-in storage cupboards. The walls showcase a dark grey marble effect wet wall, with only the area beside the window painted. The light—coloured vinyl flooring, adds a refreshing touch to the space.



Bedroom 2

With a bay window offering a rear garden view, this double room is versatile, with the potential to be utilised as a guest room or nursery for example. Decorated in welcoming warm tones, featuring dark hardwood flooring and central ceiling light, the room is brightened further by the white-painted window roof reflecting light back into the space.



Bedroom 3

Bathed in natural light from the front-facing window that offers a charming street view, this room is a haven of warmth and style. The dark wood flooring provides a rich contrast to the contemporary silver wallpaper that adorns the walls, adding a touch of elegance to the space. A ceiling light casts a soft glow, creating a cosy ambience, while a radiator ensures that the room is comfortably warm. The combination of these elements makes this bedroom both stylish and spacious, offering a welcoming retreat at the end of a long day.



Bedroom 4

This spacious double room is enhanced by a front-facing window, allowing natural light to fill the space. The walls are painted in a neutral colour palette, offering a versatile backdrop that complements the tastefully wallpapered feature wall. Dark wood flooring adds a touch of sophistication, creating a warm and inviting atmosphere. Equipped with a radiator and a ceiling light, this room ensures comfort and brightness. With ample space, this bedroom allows for a variety of freestanding furniture, providing you the flexibility to personalize the room according to your taste and needs. Whether you envision a cosy reading nook, a stylish desk, or a comfortable seating area, this bedroom offers the canvas for you to make it your own.



Bedroom 5

Stepping into the fifth bedroom, you are greeted by a front-facing window, this double room is bathed in natural light, allowing for a bright and airy atmosphere. The walls feature a stylish touch with metallic-accented wallpaper that not only adds a modern flair but also beautifully reflects and bounces the incoming light. Dark wooden flooring provides a touch of warmth and sophistication. As a double room, it offers ample space for relaxation and rest. The layout generously allows for freestanding furniture, granting you the freedom to customize and optimize the room according to your personal preferences. This bedroom is a harmonious blend of style and functionality.

Bedroom 6

This spacious double room is graced with not one, but two windows that invite the outside in. The rear window offers a serene view of the lush garden, bringing nature's tranquillity into your space. Meanwhile, the side window provides a charming perspective of the lane, adding a touch of character to the room. The walls are adorned with neutral wallpaper decor, providing a versatile backdrop that complements various design styles. This combination of ample space and neutral tones creates a calming and flexible environment. Whether you prefer a minimalist aesthetic or plan to infuse the space with your unique style, this bedroom welcomes your creative touch.



Kitchen

Beechwood floor -to -ceiling units offer ample storage, creating a sleek and clutter free look. Equipped with integrated appliances, including a fridge freezer and a built-in microwave, this kitchen caters to seamless efficiency. A one-and-a-half oven ensures versatility for your cooking needs, while a built-in coffee machine adds a touch of luxury to your morning routine. The focal point of the kitchen is the striking island unit, crowned with a sleek black worktop. Within its confines, you'll find the hob. Two windows at either end bathe the space in natural light. The marble-effect walls exude sophistication, complemented by the bold choice of red floor tiles. French doors provide easy access to the conservatory, seamlessly connecting indoor and outdoor spaces.



Room Utility

Accessible from the kitchen, this space features beechwood wall and base units harmonizing with the kitchen's black countertops. A generously sized frosted glass window bathes the area in natural light. Storage is maximized with the inclusion of a large built-in unit, housing the washing machine, dryer, and chest freezer. This thoughtful design ensures ample storage capacity, creating a practical and organized extension of the kitchen.



Conservatory

Bathed in abundant natural light from its glass roof, this captivating conservatory is a vision of elegance. The central attraction of the space is the free-standing log burner, complete with a captivating surround and a sleek black hearth. Day and night blinds, along with wood effect Karndean flooring, contribute to the polished aesthetic of the room.



Garden

This meticulously tended garden is ideal for hosting gatherings as it is securely enclosed. The concrete space provides an excellent setting for a patio table and BBQ area. Access to the garden is conveniently available from both the conservatory and the dining room in the house.





Workshop and Garage

This additional building is used as a garage and workshop at the moment and can be accessed by the lane at the side of the house and you can access the garden and rear of the house from this building.

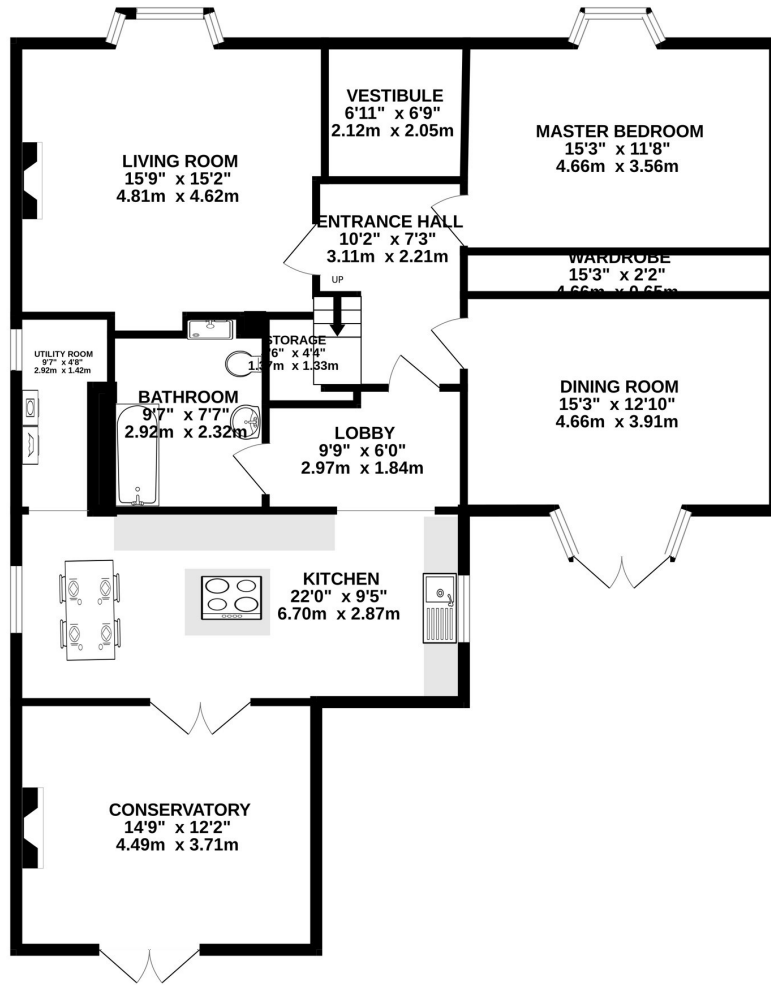
The building is large enough to fit 4 good-sized cars.

The garage door is fitted with an electric door so no need to get out of your car you can just drive straight in.

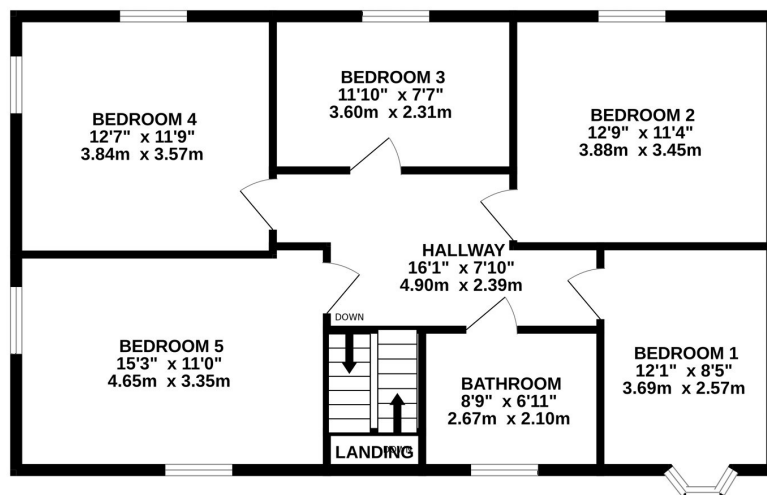
This building has been maintained to the highest level and can easily be converted into a summer house or a granny flat as it has already been supplied with electricity and running water



GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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.

INCLUDED IN THE SALE

All flooring, blinds. Built-in appliances to include fridge freezer and coffee machine.

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