

# FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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## 10 High Street

New Aberdour AB43 6LE

**OFFERS OVER £165,000**



We are delighted to present this deceptively spacious three-bedroom semi-detached bungalow for sale. Situated in the peaceful community of New Aberdour, which is approx. 8 miles from Fraserburgh.

Access to the property is via the side line door as well as the rear garden and back door. The property offers accommodation on one level which is well laid out and generous sized. The accommodation comprises of a living area, kitchen, bathroom with an additional shower, three double bedrooms, office and vestibule at the rear. The property features an enclosed garden, large garage and a spacious loft with a sliding stairs.

The property benefits from oil central heating and is fully double-glazed. EPC band E.

We can guarantee that families, first-time buyers, and even leasing investors will be impressed by this bungalow.



## **Entrance hallway**

Upon entering the property through the white UPVC door with frost glass, were welcomed with the hallway comprising built-in storage on the left as well as access to the loft. It is decorated in neutral tones and is laid with beige carpet flooring. This hallway provides access to all the rooms.



## **Living Room (3.89m x 7.20m)**

The living room is a generously sized welcoming room. It is light and airy with a large windows on two of the walls overlooking the rear garden and allowing a lot of sun and daylight in. Fire place, a double radiator, white walls and light brown carpet along with a two flush lights and two side wall lights complete the room.





### **Kitchen (3.46m x 6.07m)**

Another room that benefits from the well-sized window that this property offers. It is bright and airy with white walls and strip light. This kitchen-diner is a light-filled, casual space where cooking and socialising combine.



### **Bathroom (2.01m x 3.07m)**

The refreshing bathroom is fitted with 3 piece white suite comprising a white WC, pedestal wash hand basin and bath. Benefits from a square glass shower enclosure with a power shower. Decorated with white sparkly wet walls and finished with dark laminate flooring.



### **Master bedroom (3.92m x 3.69m)**

Spacious front-facing bedroom features a good size window. Light and airy room comprising built-in wardrobe with sliding mirror door, double radiator, neutral décor with one blue wall and light brown carpet complete this room.



### **Bedroom 2 (4.06m x 2.85m)**

A spacious front facing double bedroom. This room is accessed via the hallway. Excellent built-in wardrobe, white and one turquoise walls, light brown carpet and double radiator finish the room.



### **Office/box room (1.39m x 2.26m)**

This house benefits from an additional office space. This room is located off the hallway next to the bedroom 3. It is decorated in neutral tones with bright brown carpet, ceiling





### **Bedroom 3 (2.81m x 4.00)**

A double bedroom with front facing, large window. This double bedroom is decorated in neutral tones with bright brown carpet, a radiator and the ceiling pendant light.



### **Loft space**

This sliding aluminium stairs case leads to the enormous loft area. Fully boarded, holds the water tank and has an electricity connection. Providing plenty storage space or possibly transformed into a play area.





### **Vestibule (2.93m x 1.84m)**

The back entrance vestibule is very welcoming and sunny. Surrounded by windows providing a great garden view. The back garden is accessed via the vestibule through the UPVC door.



### **Enclosed rear garden & garage (7.15m x 8.14m)**

There is an extra sunny rear outside space allowing play area as well as the garden lounge space. This fully enclosed garden leads to the garage which is spacious and can hold a few cars or would do an ideal workshop space allowing plenty storage altogether.

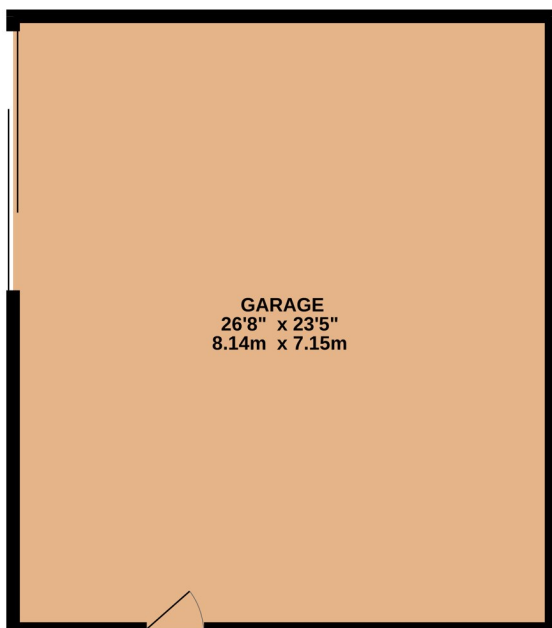
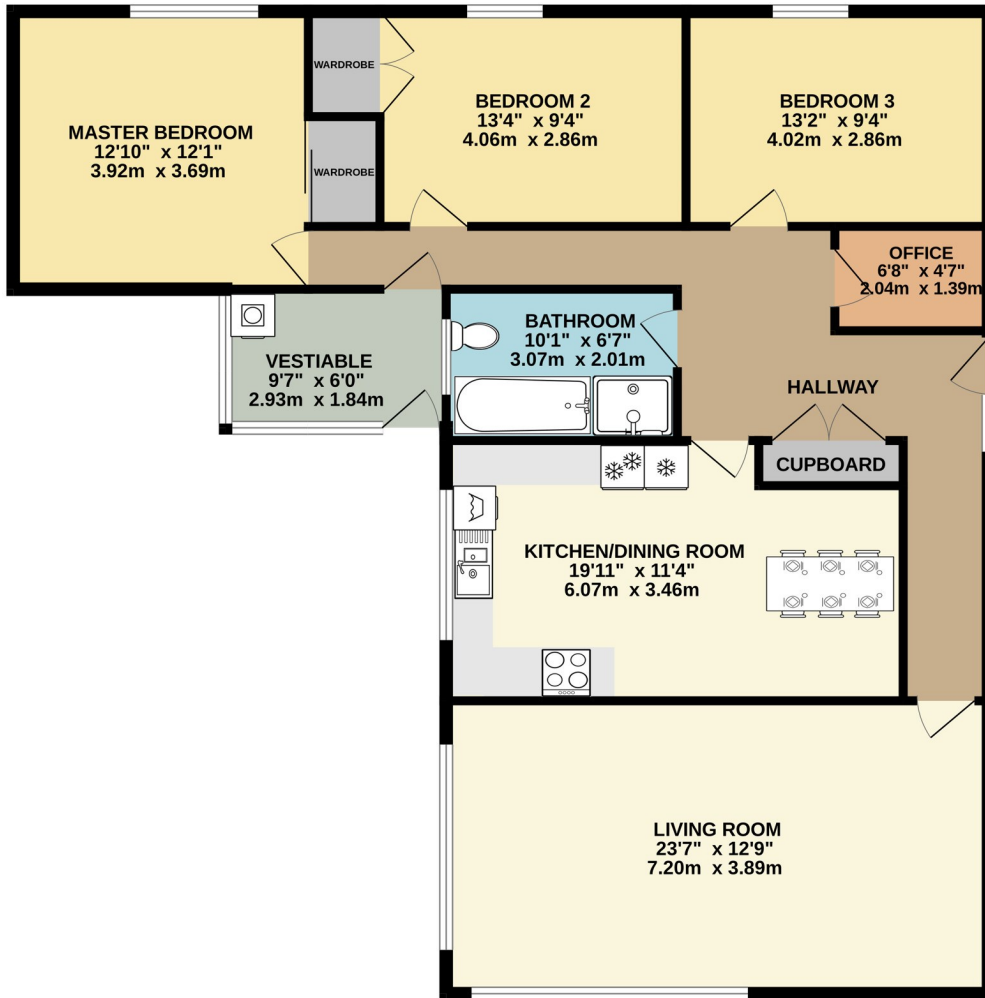








GROUND FLOOR





## **INCLUDED IN THE SALE**

All flooring, lightening and blinds, garage, outside wooden playground. White goods and furnishing—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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