

# FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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## 32 DUTHIE GARDEN WATERSIDE, PETERHEAD AB42 3FS

**!! £15,000 UNDER HRV !!**

**OFFERS OVER £95,000**

# REDUCED PRICE



Welcome to your new home in the heart of Peterhead, where convenience meets comfort. This delightful property is situated in a desirable area of Peterhead, this home boasts excellent proximity to all amenities. Whether you need shopping, dining, or recreational facilities, everything is just a stone's throw away.

For those commuting or exploring the region, this property offers exceptional access to main routes. Getting to work or embarking on weekend adventures couldn't be easier with the convenience of nearby highways and transportation links.

Don't miss out on the opportunity to make this wonderful property your new home. Experience the best of Peterhead living with this fantastic blend of comfort, convenience, and charm. This property has Gas Central Heating and Double-glazed UPVC Windows.

**Contact us today to arrange a viewing and take the first step towards your new lifestyle in Peterhead**

**EPC Band (C) Council Tax Band (C) Gas Central Heating**

# ACCOMMODATION

## FEATURES

### **Bedrooms:**

This home features 2 spacious bedrooms, providing ample space for relaxation and privacy.

### **Driveway:**

No need to worry about parking with your own private driveway, ensuring convenience and security.

### **Living Space:**

The interior is thoughtfully designed kitchen/ living space, perfect for well-appointed space for relaxing evenings or even entertaining guests.

### **Bathroom:**

The property includes a modern bathroom, offering comfort and convenience.

### **Neighbourhood:**

Enjoy the friendly atmosphere of this welcoming neighbourhood, where community spirit thrives.

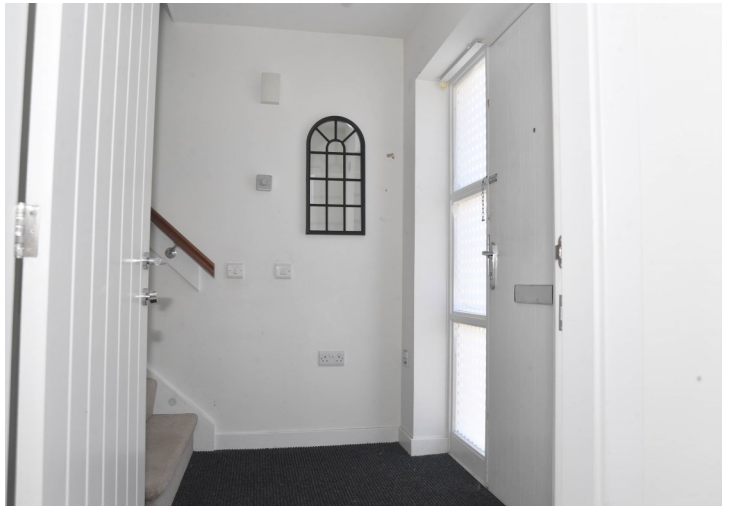
### **Outdoor Space:**

For those sunny days, a charming outdoor area provides a spot for al fresco dining or simply enjoying the fresh air.

**Don't miss your chance to experience the unparalleled beauty and sophistication of this must-see property in Peterhead. Schedule your viewing today and embark on a journey to find your dream home.**

## **Front Entrance/ WC**

Upon entry, you are welcomed into a cosy foyer area, where natural light filters through the windows, creating a warm and inviting ambience. The entrance is spacious enough to greet guests comfortably and offers a glimpse of the style and comfort that awaits within. Conveniently located on the ground floor is a modern and stylish downstairs WC. This addition to the home is not only practical but also adds to the overall convenience and functionality. Whether for guests or everyday use, having a WC on the ground floor is a thoughtful feature that enhances the livability of the home. To your right, a well-lit staircase leads to the upper floor, providing easy access to the bedrooms and bathroom.



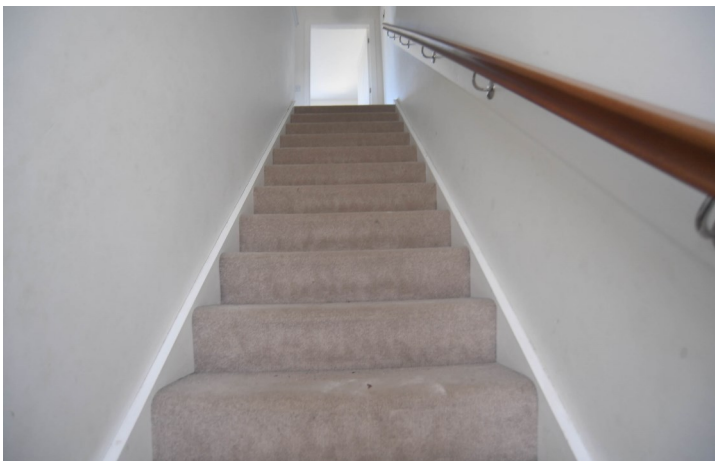
## **Kitchen**

The open plan layout of the kitchen ensures easy flow into the living room, creating a cohesive living space. Experience the perfect blend of style and functionality in this modern kitchen, complete with a spacious built-in cupboard under the stairs provides additional storage space, ideal for storage. The countertops are easy to clean and maintain, offering plenty of space for meal preparation. The tall cupboard hides away the boiler.



## **Living room**

The living room is adjacent with the kitchen and offers plenty of space for various seating arrangements, from cozy sofas to armchairs, allowing for versatile use of the space. Whether you're relaxing after work or hosting guests, the living room makes the setup a breeze. With its neutral decor palette complements the natural light, creating a soothing and harmonious environment. With the focal point of the living room the patio doors not only provides easy access to the outdoor area but also serve as a gateway to extending to the garden. Imagine enjoying a morning cup of coffee or basking in the afternoon sun right from the comfort of your living room.



## **Stairs**

To your right, the staircase is designed with safety and style in mind. Whether you're heading to the bedrooms on the upper floor or accessing the living spaces below, the staircase provides easy access to every part of the home. The staircase is bathed in sunlight during the day, making it a pleasant transition between levels.

## **Bedroom One**

As you enter the bedroom, you're greeted by a sense of calm and serenity. Natural light floods the bedroom through two large windows creating a bright and airy atmosphere whether it's the soft glow of streetlights at night or the gentle rustle of leaves during the day, this view adds to the peaceful ambience of the room.



## **Bathroom**

This inviting space offers a luxurious retreat for relaxation and rejuvenation, boasting elegant fixtures and a soothing ambience. The bathroom features a spacious shower area with sleek glass doors, or for those who prefer a leisurely soak, the bathroom also includes a luxurious bathtub. The design of the bathroom allows for easy maintenance which is perfect for unwinding after a long day and also offers a serene space to relax and rejuvenate. Imagine indulging in a bubble bath surrounded by soft candlelight.



## **Bedroom Two**

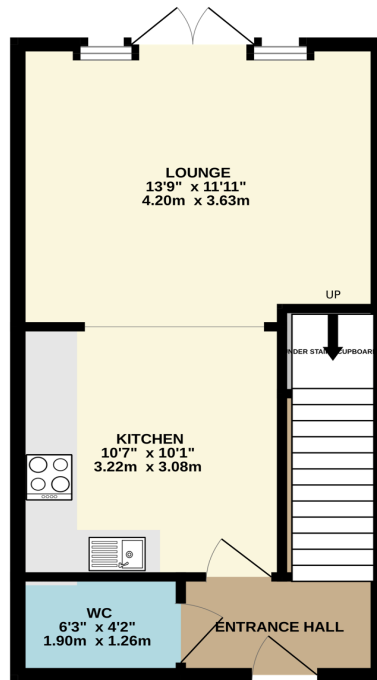
As you enter bedroom 2, you'll immediately notice this room is designed to be versatile, whether you're looking for a peaceful office workspace or just a bedroom with freestanding furniture there is ample space. The rear view creates a serene atmosphere within the room, allowing you to enjoy the beauty of nature from the comfort of your own room.



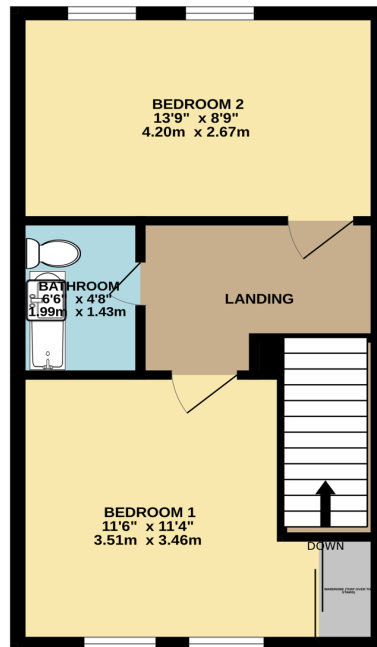
## **Garden**

As you step through the patio doors from the living room, you are greeted by an enclosed garden that provides a sense of privacy and tranquility. The garden is surrounded by fencing creating a secluded retreat where you can relax and unwind. The enclosed nature of the garden makes it safe and secure for children.

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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.

**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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