

# FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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## 23 SHORE STREET

## FRASERBURGH

## AB43 9EA

## OFFERS OVER £85,000



We are pleased to offer for sale this spacious 3 bedroom end terraced house with a large electric door garage. Decorated to a very high standard with fresh neutral colours flowing throughout the 2 floors of this property. 23 Shore Street is an ideal property for an investor, family or a couple. Viewings highly recommended.

This property comprises of—Ground floor: Entrance vestibule, Hallway which leads to the kitchen and stairs to the 1st floor landing. 1st Floor: Landing which leads to bedroom 1, lounge and stairs to 2nd floor. 2nd Floor: Landing which leads to bathroom, bedrooms 2&3.

Benefits from gas central heating and double glazing. Sprinkler system has been fitted throughout the property. EPC Rating: E

Located looking onto Fraserburgh harbour, just a 1 minute walk to the town centre. A short walk to Fraserburgh's Lighthouse Museum, amenities, schools, Heritage Centre and the beautiful beach.

### **Entrance Vestibule (2.62m x 1.75m)**

Entrance to this property can be gained from on street and enter through the front door into the welcoming entrance vestibule. Comprises of - light grey wooden flooring, ceiling light, glass panel door which leads into the hallway, radiator and built-in cupboard which holds the electric meter and fuse box.



### **Hallway (5.09m x 1.95m)**

The hallway is spacious and leads to the kitchen and stairs to the 1st floor landing. There is ample room for a sitting area. Comprises of - light grey wooden flooring, ceiling light, wall light, power sockets and central heating thermostat.



### **Kitchen ( 3.77m x 2.28m)**

A modern ample sized kitchen which looks out onto Fraserburgh harbour. This modern kitchen has dark grey gloss wall and base units, light grey marble worktops, small breakfast bar which sits 2 people, black/silver integrated Lamona oven, black integrated Lamona hob, stainless steel integrated cooker extractor fan hood, 3 ceiling spotlights, integrated under counter fridge, wooden flooring, power sockets, cupboard which hold Logic + boiler and built-in cupboard which holds the central heating timer clock.



### **Stairs and 1st Floor Landing (3.61m x 1.94m)**

Beige patterned carpet, 3 spot ceiling light, built-in storage cupboard, radiator, leads to—bedroom 1, lounge and stairs to 2nd floor landing.

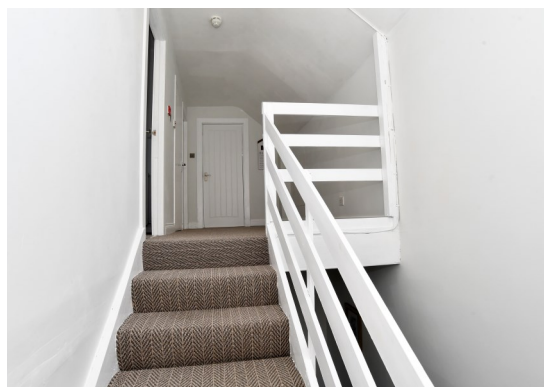
### **Bedroom 1 (6.39m x 2.36m)**

A very large bedroom with 2 windows looking onto Fraserburgh harbour. This bedroom is light and airy with plenty natural light flowing through, beige patterned carpet, 2 ceiling lights, power sockets and a radiator.



### **Lounge (4.31m x 4.31m)**

A good sized living room with a view of the harbour. The lounge has a brown carpet, feature fire place with electric fire, ceiling light, power sockets, t.v point and radiator.



### **Stairs and 2nd Floor Landing (3.63m x 1.94m)**

The stairs and 2nd floor landing is carpeted with a beige/brown carpet, 3 spot ceiling light and a built-in storage cupboard. There is a large sky light window which allows plenty natural light to flow through the stairs and 2nd floor landing. 2nd floor landing leads to—bathroom, bedrooms 3&4.

### **Bedroom 2 (4.24m x 2.38m)**

A small double bedroom with a harbour view. This room is carpeted with beige/brown patterned carpet, double built-in wardrobe, radiator, power sockets and ceiling light.



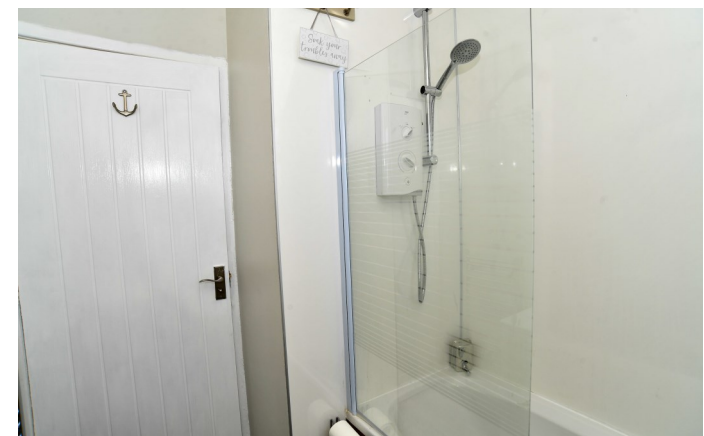
### **Bedroom 3 (4.31m x 3.86m)**

Bedroom 3 is a large double bedroom with a great view of the harbour. There is also large Velux window to the right hand side of this room which allows plenty natural light to flow through. Carpeted with a beige/brown carpet, ceiling light, power sockets and radiator.



### **Bathroom (2.42m x**

The bathroom is located on the 2nd floor and comprises of—3 piece white bathroom suite, grey wooden flooring, under sink storage unit, with wet wall panels around bath area, glass shower screen over bath, ceiling light, heated chrome towel rail, Mira electric shower and a frosted glass window for natural light to flow through.

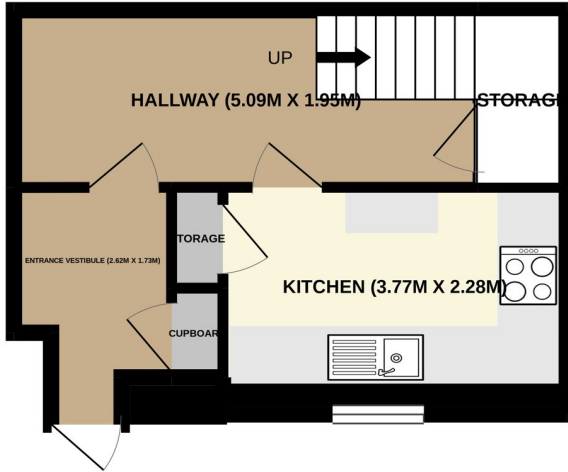


## **Garage**

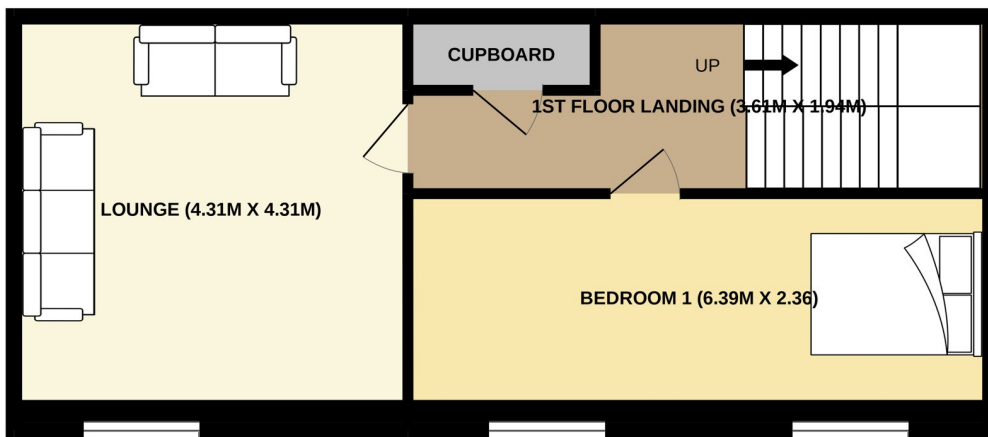
Entrance to the garage can be gained from on street. The garage is a good size and is fitted with a electric door.



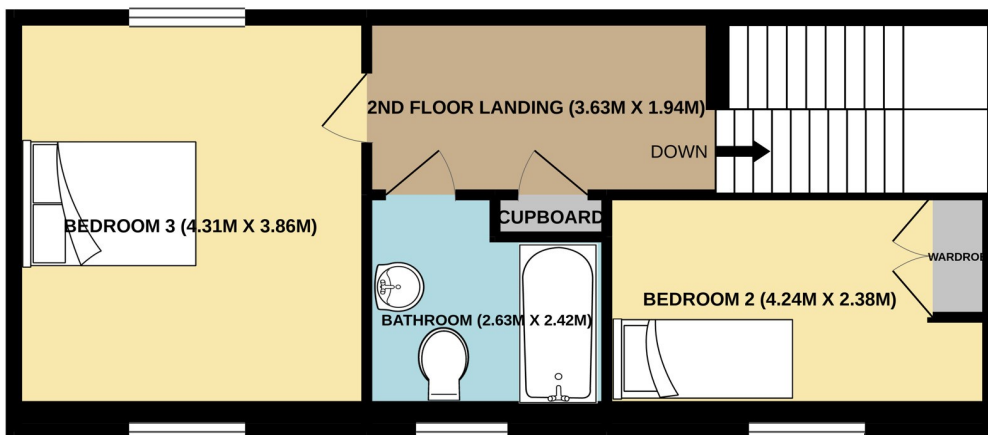
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## **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.

You can find all of our properties at [www.forbesproperty.co.uk](http://www.forbesproperty.co.uk)