

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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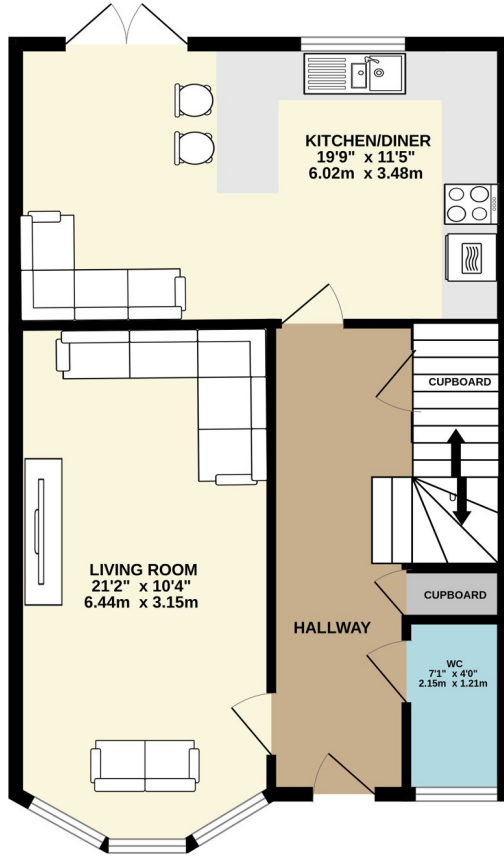
Offers over £200,000



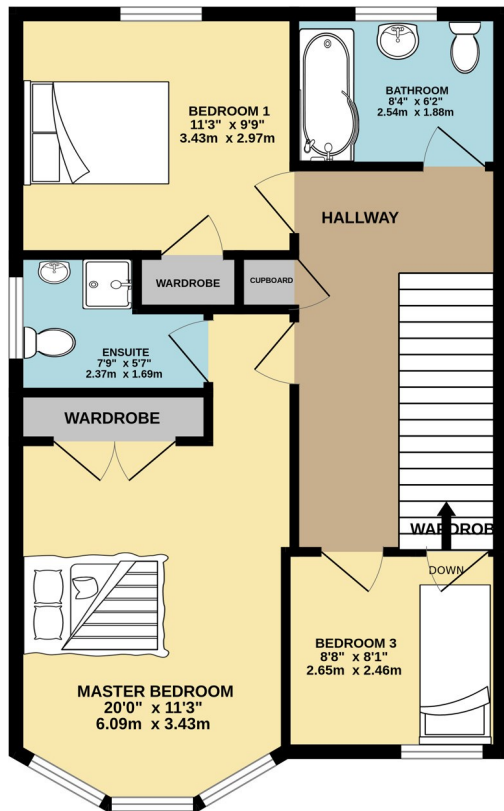
We are pleased to offer for sale this 3 bedroom, end terraced house in the quiet area of Fraserburgh. All main amenities as Primary Schools, College, Medical Practice, Shops and Post Office all can be found within less than a mile away. Entrance to this property is gained off the street through the front door as well as from the rear through the back yard. The house internal floor area is approx. 115m² has 1 living room, kitchen with access to the rear yard and toilet on the ground floor as well as bathroom, and 3 spacious bedrooms on the top floor—master bedroom with ensuite.

The house boosts main drainage, water, gas, electricity and gas central heating, double glazed aluminium uPVC framed windows and rated Band C on the EPC scale. It would make a good family home or a great investor property as it can be rented for a reasonable monthly rental income of £700-750.

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



ACCOMMODATION

FEATURES

- **Convenient Location:** This property is ideal for families or first home. The property offers easy access to major routes for quick commuting. Families will appreciate the excellent school and if pursuing higher education at college they are both within walking distance, making this an ideal spot for students. Enjoy the convenience of nearby amenities along with the peace of mind of a safe and friendly neighbourhood. Take advantage of the community-friendly area making this location not just a place to live, but a place to thrive."
- **Three Bedrooms:** The house boasts three cosy bedrooms, providing ample space for a growing family or accommodating guests. Each room offers comfort and privacy, ideal for relaxation after a long day the master bedroom has an En-suite.
- **Enclosed Rear Garden:** Enjoy ultimate privacy and tranquillity in the enclosed maintained rear garden and tall fences. Whether you're hosting a barbecue with friends or simply unwinding outdoors, this serene retreat offers a peaceful oasis away from the hustle and bustle of life
- **Driveway:** Conveniently located at the side of the house, this easy-maintenance driveway is a practical addition to this property. Paved with durable concrete, it requires minimal upkeep, providing a hassle-free solution for busy homeowners. The side location ensures easy access from the main road, with ample space for parking one or two vehicles. Designed with simplicity in mind, this driveway offers functionality without the fuss, allowing more time to enjoy the comforts of home."



Lobby



Living Room (6.44m x 3.15m)



Downstairs toilet (2.15m x 1.21m)



Kitchen/Sitting room (6.02m x 3.48m)



Upstairs hallway



Bathroom (1.88m x 2.54m)



Bedroom 1 (3.43m x 2.97m)



Master bedroom with En-suite (6.09m x 3.43m)



Bedroom 3 (2.88m x 2.62m)



INCLUDED IN THE SALE

All flooring, blinds, built-in appliances and shed.

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