



**FORBES PROPERTY**  
PROPERTY, LETTING & MORTGAGE ADVICE

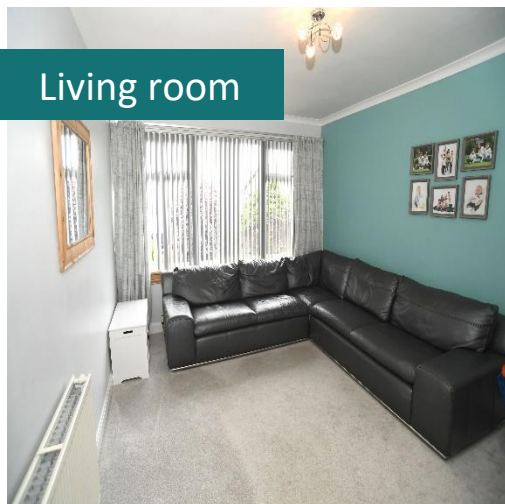
# HOUSE FOR SALE

5 Brodick Road  
Fraserburgh AB43 9TT

!!!! £15,000 Under HRV!!!!  
Offers over £205,000



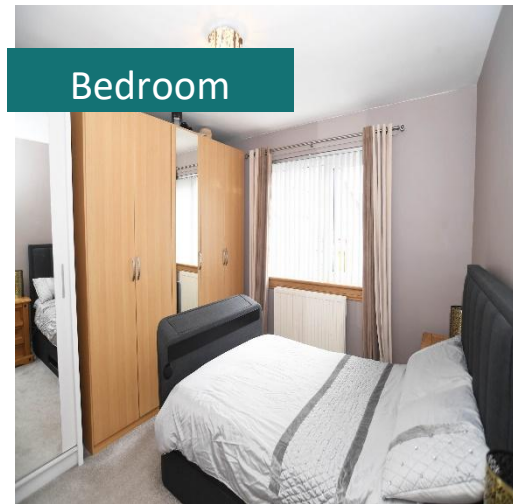
Living room



Kitchen



Bedroom



## Property

### Features

- ✓ DETACHED HOUSE
- ✓ 4 BEDROOMS
- ✓ ENCLOSED FRONT & REAR GARDENS
- ✓ DRIVEWAY & GARAGE
- ✓ EXTRA SHOWER ROOM
- ✓ DOUBLE-GLAZING
- ✓ GAS HEATING
- ✓ EPC RATING C
- ✓ COUNCIL TAX D

## About The

### Property

We are pleased to offer for sale this 4-bedroom mid-terrace house in the quiet area of Fraserburgh.

All main amenities, such as Primary Schools, College, Medical Practice, Shops and Post Office, can be found within less than a mile.

Entrance to this property is gained from off the street and up the driveway through the front door which leads to the entrance hall. The ground floor consists of 2 bedrooms, a living room, a kitchen, a bathroom, the staircase leading to the upper level, the shower room, and 2 spacious bedrooms with built-in wardrobes. Outside consists of an enclosed garden and garage.

## Why

### Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland for over 36 years.

During this period we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability and professionalism.



FOR MORE DETAILS:  
01346 517124



68 Broad Street,  
Fraserburgh, AB43 9AS



VISIT OUR WEBSITE  
[WWW.FORBESPROPERTY.CO.UK](http://WWW.FORBESPROPERTY.CO.UK)

## Accommodation Key Features

### **Spacious Bedrooms:**

Ideal for families or individuals who need extra space for guests or a home office. Each bedroom offers privacy, and the bedrooms are of generously size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

### **Easy-Maintenance Garden:**

A low-maintenance garden is a bonus for busy homeowners who want to enjoy outdoor space without the hassle of constant upkeep. This garden requires minimal watering and pruning.

### **Close to All Amenities:**

Proximity to essential amenities like shops, schools, parks, College and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

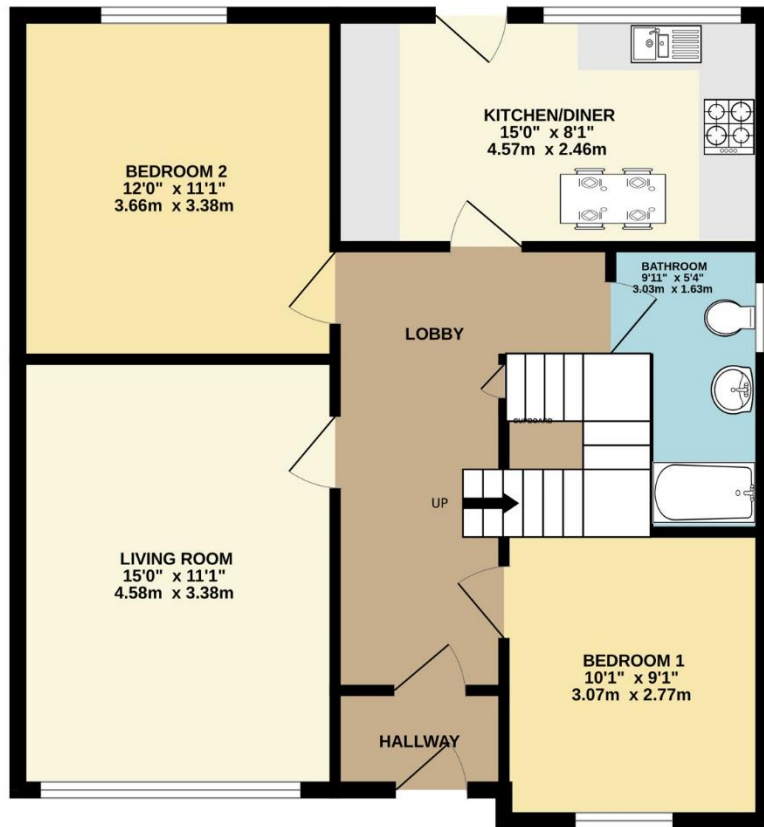
### **Easy Access for Travel:**

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

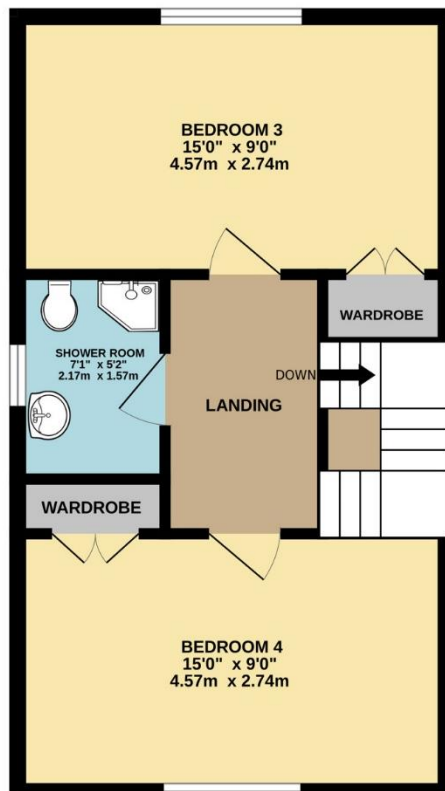
[Don't miss the opportunity to make this modern 4-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floor plan

GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.





Entrance



Entrance Hall

(1.05m x 0.76m)





# Bedroom One

(2.77m x 2.74m )



# Living Room

(4.58m x 3.38m)





## Bedroom Two

(3.66m x 3.38m)



# Kitchen

(4.57m x 2.46m)





# Bathroom

(3.03m x 1.63m)



## Lobby

(2.94m x 4.71m)



## Stairs





## Top Landing

(1.68m x 2.75m)



## Shower Room

(2.17m x 1.57m)





## Bedroom Three

(4.57m x 2.74m)





## Bedroom Four

(4.57m x 2.74m)

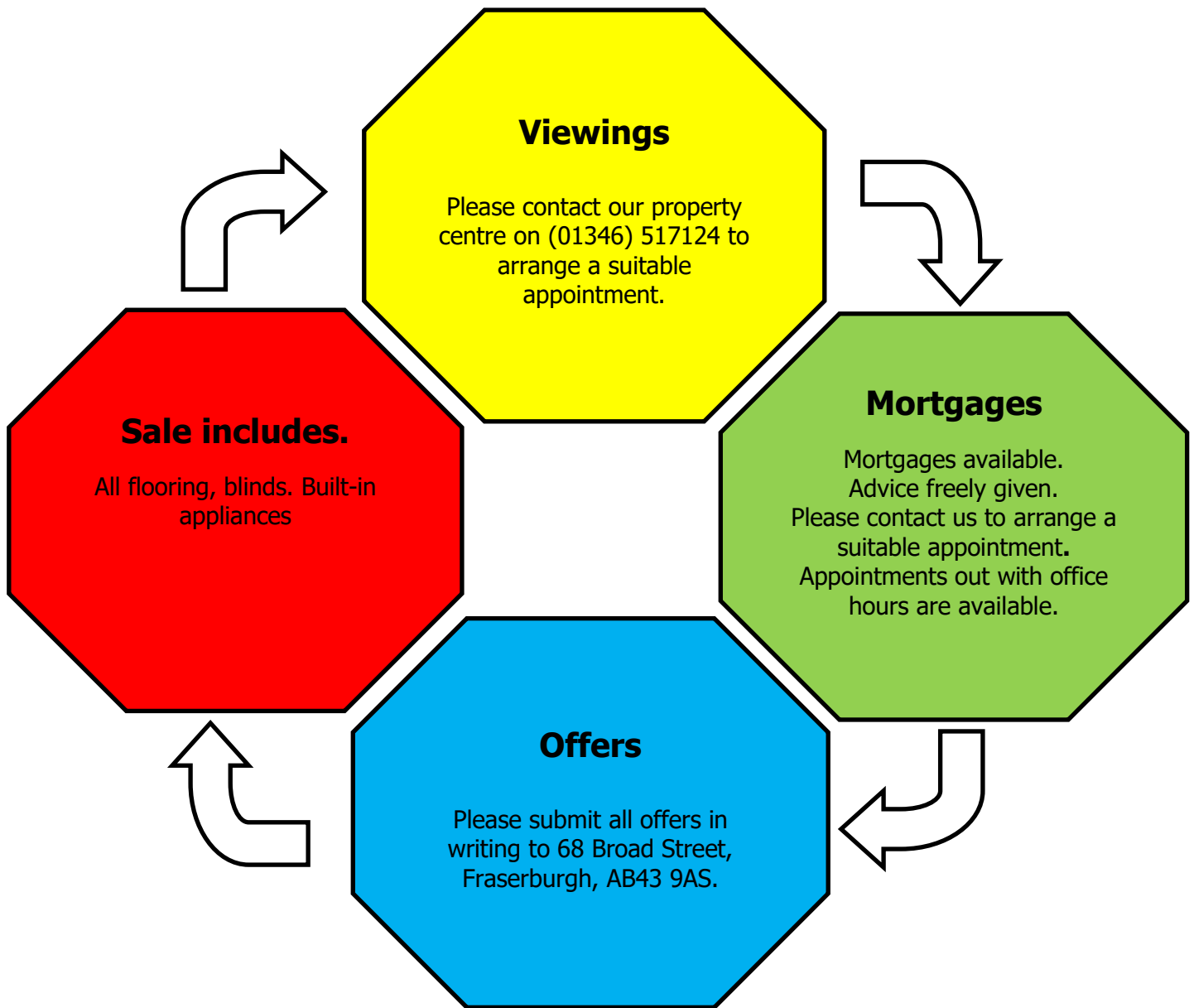




## Enclosed Garden







**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.