



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

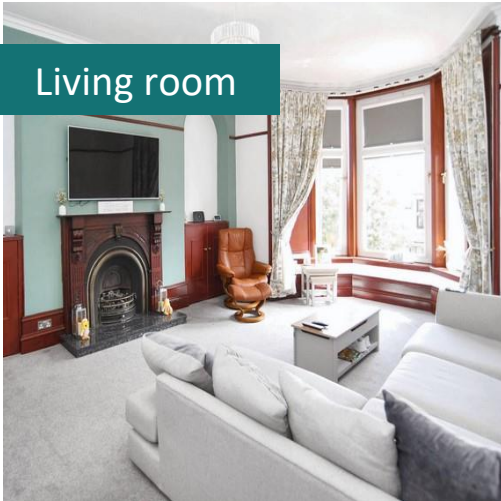
# MAISONETTE FOR SALE

**58A Grattan Place  
Fraserburgh AB43 9SB**

**Offers over £130,000**



Living room



Kitchen



Garage



Property

## Features

- ✓ 1<sup>st</sup> FLOOR MAISONETTE
- ✓ 3 DOUBLE BEDROOM
- ✓ EXTRA STUDY ROOM
- ✓ EXTRA STORE ROOM
- ✓ SHARED REAR GARDEN
- ✓ SHARED GARAGE
- ✓ DOUBLE-GLAZING
- ✓ GAS HEATING
- ✓ EPC RATING E
- ✓ COUNCIL TAX BAND C

About The

## Property

We are pleased to offer for sale this 3-bedroom 1st floor maisonette in the quiet area of Fraserburgh. Fantastic property ready to let/occupy, ideal for a family looking to move into a large spacious property in an up-and-coming area, close to schools and local amenities. Well maintained 3-bedroom family home with period features. Property comprises: Entrance hallway, living room, kitchen, dining area, 3 double bedrooms and large garden to the rear. Property benefits from ample storage throughout including fitted wardrobes, cupboards and drawers in the main bedroom, Spacious wardrobe in 2<sup>nd</sup> bedroom and fitted drawers in 3<sup>rd</sup> bedroom. Property comes with a single garage. This property would be an ideal family home/great addition to rental portfolio.

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

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. Property has been upgraded in 2023 gas boiler with hive system, 3-piece bathroom and garden complete with patio and grass. Property benefits from ample storage throughout including fitted wardrobes, cupboards and drawers in the main bedroom, spacious wardrobe in 2<sup>nd</sup> bedroom and fitted drawers in 3<sup>rd</sup> bedroom.

### **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.

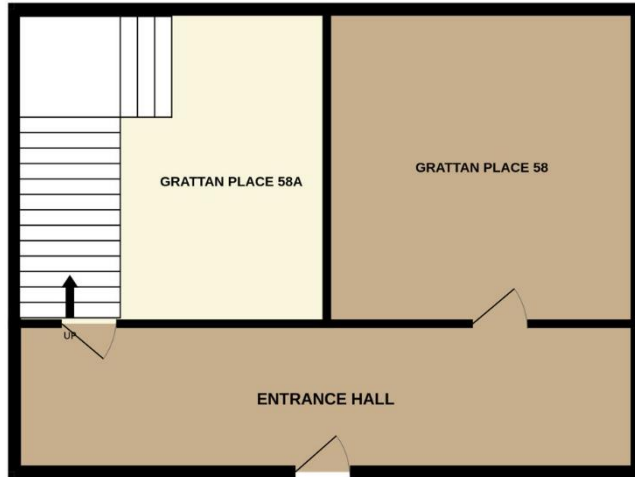
### **Parking:**

Single garage offers off-street parking adjacent to the maisonette, providing convenience and security. Additional parking available on the street for guests or additional vehicles.

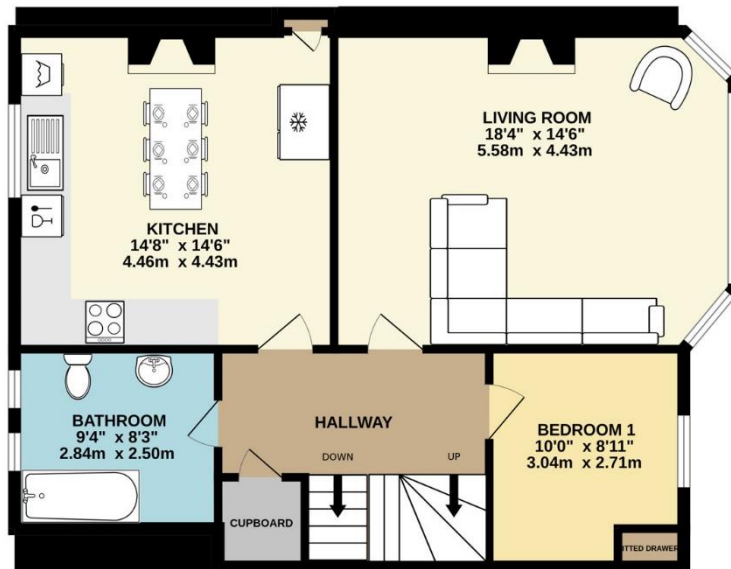
[Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floor plan

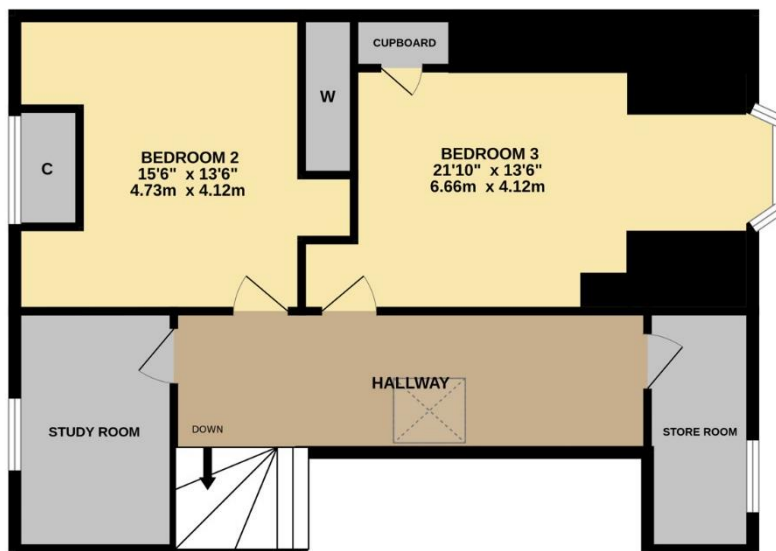
## GROUND FLOOR



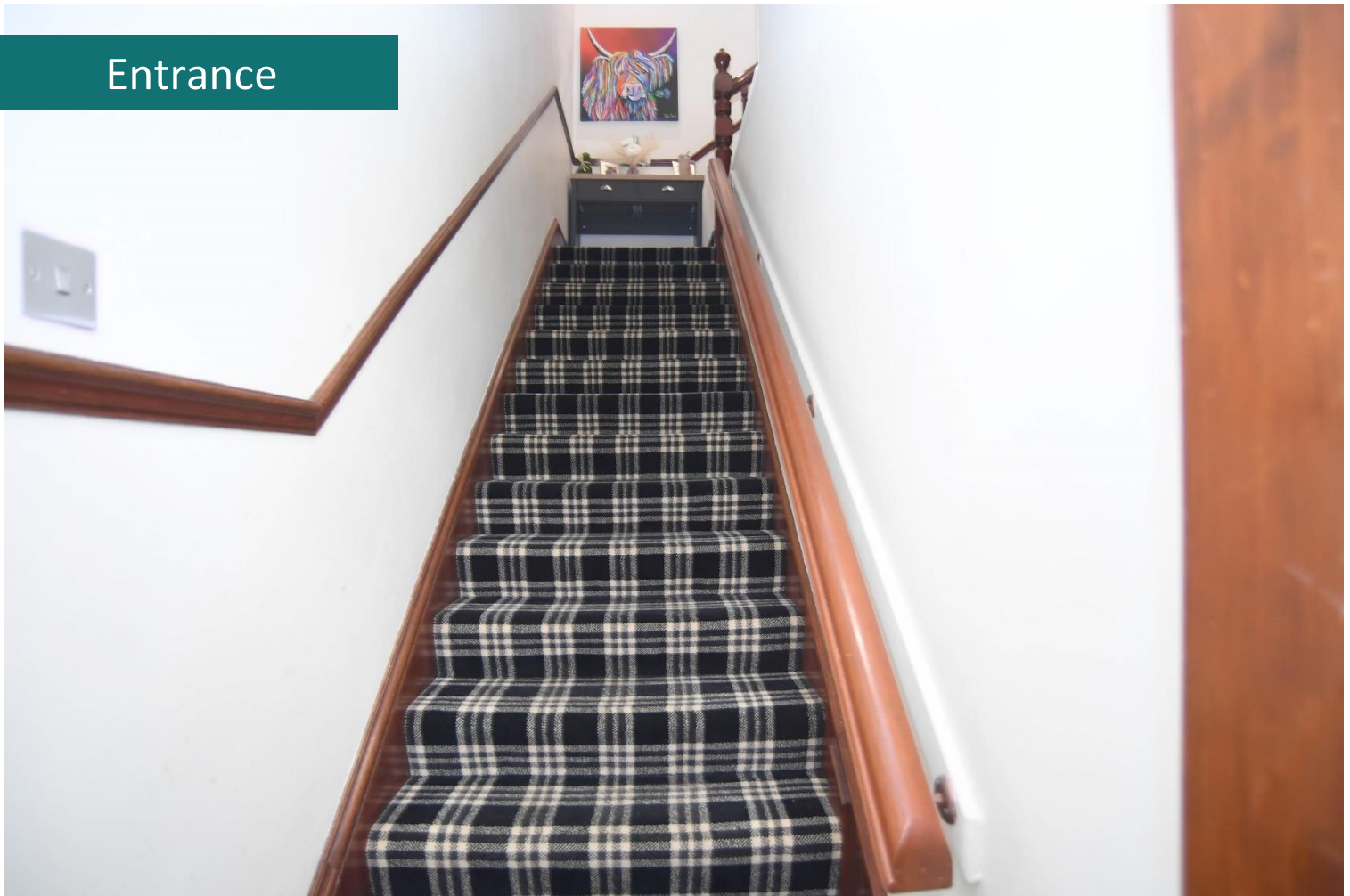
## 1ST FLOOR



## 2ND FLOOR



Entrance



Hallway



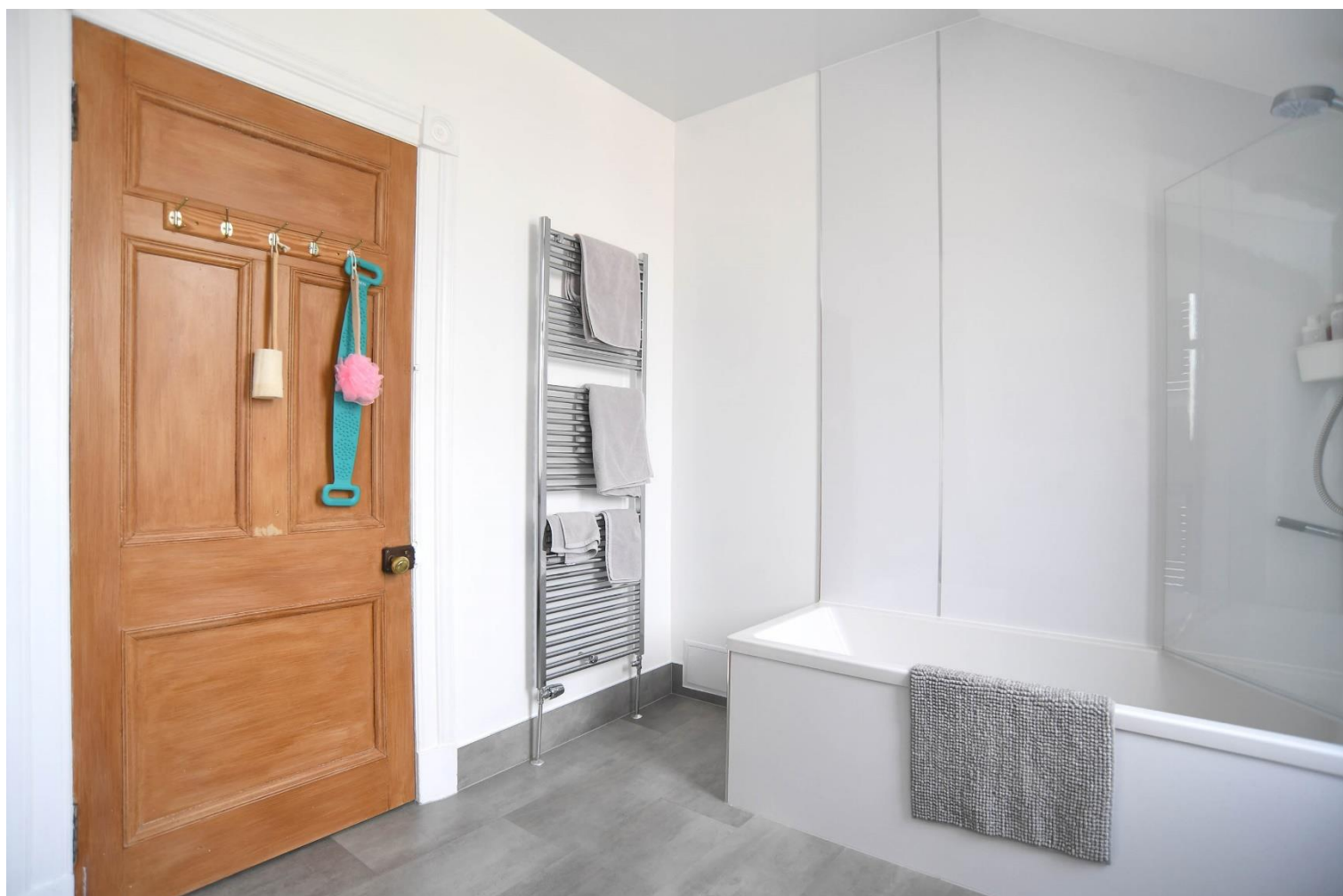
# Living room

( 5.58m x 4.43m )



# Bathroom

( 2.84m x 2.50m )



# Kitchen

( 4.46m x 4.43m )



# Bedroom 1

( 4.46m x 4.43m )





Hallway & stairs up



Upstairs landing



# Bedroom 2

( 3.26 x 4.53m )



# Bedroom 3

( 3.26 x 4.53m )



Rear garden



Garage







**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.