



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

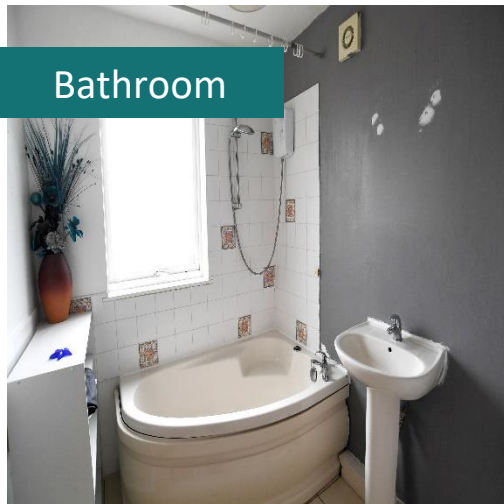
# HOUSE FOR SALE

**4B Seatown Place  
Cairnbulg AB43 8WP**

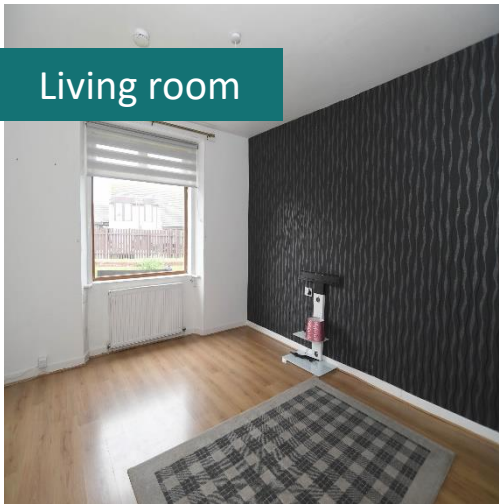
**Offers over £105,000**



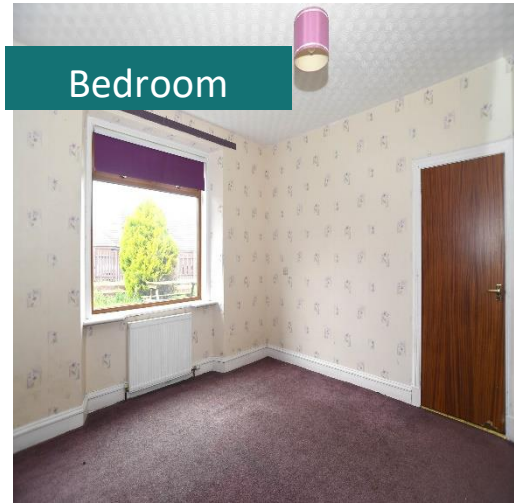
**Bathroom**



**Living room**



**Bedroom**



Property

## Features

- ✓ 3 DOUBLE BEDROOM
- ✓ DOUBLE-GLAZING
- ✓ GAS HEATING
- ✓ EPC RATING D
- ✓ COUNCIL TAX BAND B
- ✓ FRONT GARDEN

About The

## Property

This combination of bungalow features and village characteristics makes for an idyllic and comfortable living environment. The property is located nestled away from the main street, so it is perfect for those seeking a peaceful retreat with all the necessary conveniences. To enter the property you can access from the front or rear entrance. The property comprises of 3 good size bedrooms, living room, kitchen and bathroom. This Village and nearby villages over a period of 3 days has a tradition which 150 years old and is a delight to see.

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 that need extra space for guests or a home office. Each bedroom offers privacy, and the bedrooms are generously sized, offering ample space for relaxation and personalisation. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

## **Easy Access for Travel:**

Conveniently located for both Fraserburgh and Peterhead and a 45-minute drive to Aberdeen. The Village provides transport to neighbouring Villages and towns by way of a regular bus service. A cycle path to Fraserburgh is currently under construction.

## **Educational Facilities:**

The village also facilitates a Preschool, primary school, and for secondary school, a private bus hire collects& returns the children making it easy for children to commute.

## **Local Community:**

Cairnbulg is a small traditional fishing village which boasts a friendly and tight-knit community. Throughout the year there are many local events where everyone is welcomed. The annual gala always proves very popular along with the more traditional annual walk where the villages come together and march through Cairnbulg and the neighbouring villages of Inverallochy and St Combs a tradition dating back over 150 years

## **Proximity to Village Amenities:**

The fishing harbour is within walking distance of the Village there is a local shop with a post office, a hairdresser, a Chinese takeaway, and a beauty salon not to forget the infamous Peters Ice cream shop. Unrivalled Beaches can be found a short walk from the harbour where you'll still see some traditional fishing practices.

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

**3 DOUBLE BEDROOMS**

**DOUBLE-GLAZING**

**GAS HEATING**

**EPC RATING D**

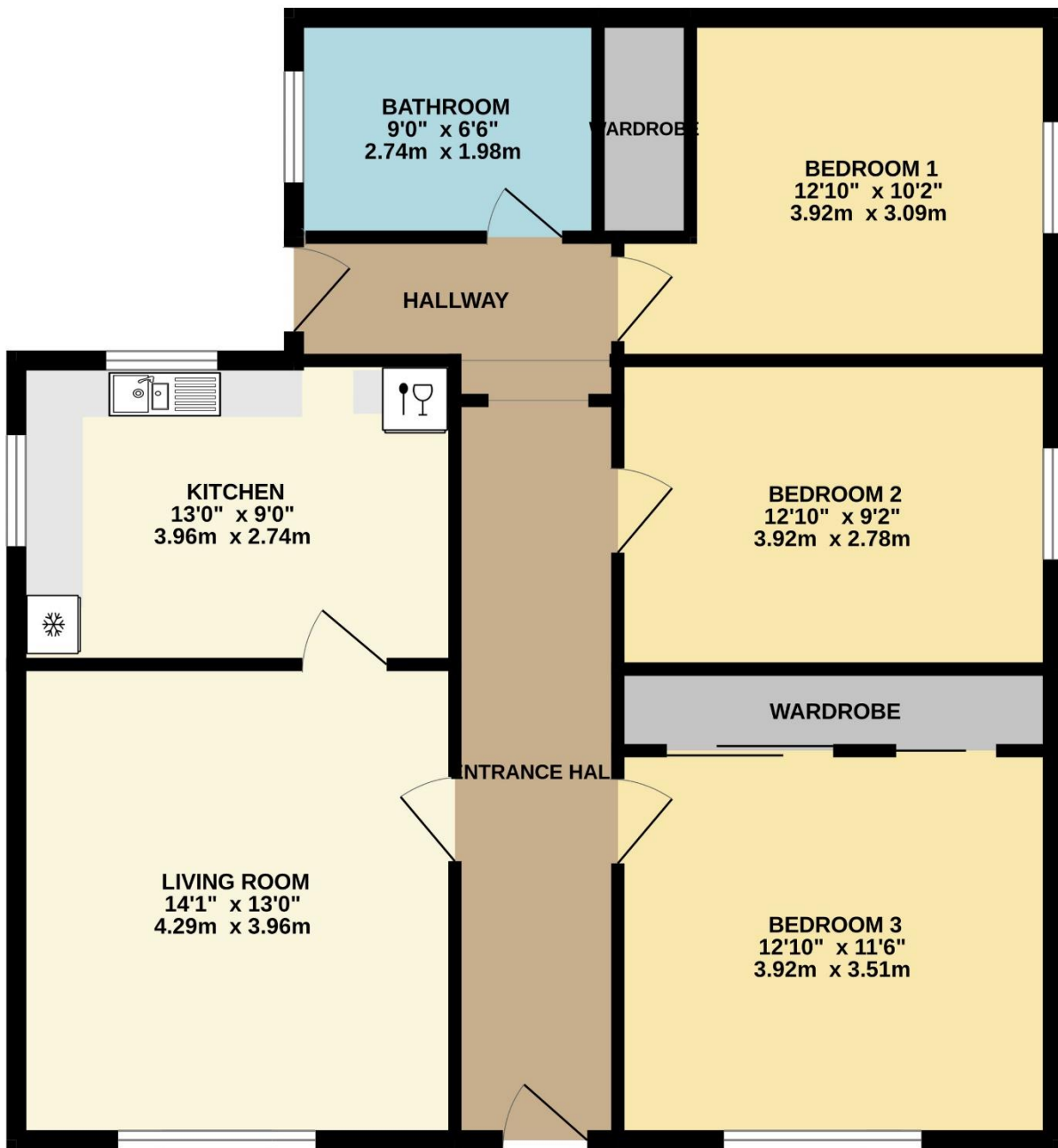
**COUNCIL TAX BAND B**

**FRONT GARDEN**

**ON STREET PARKING**

# Floor plan

GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.

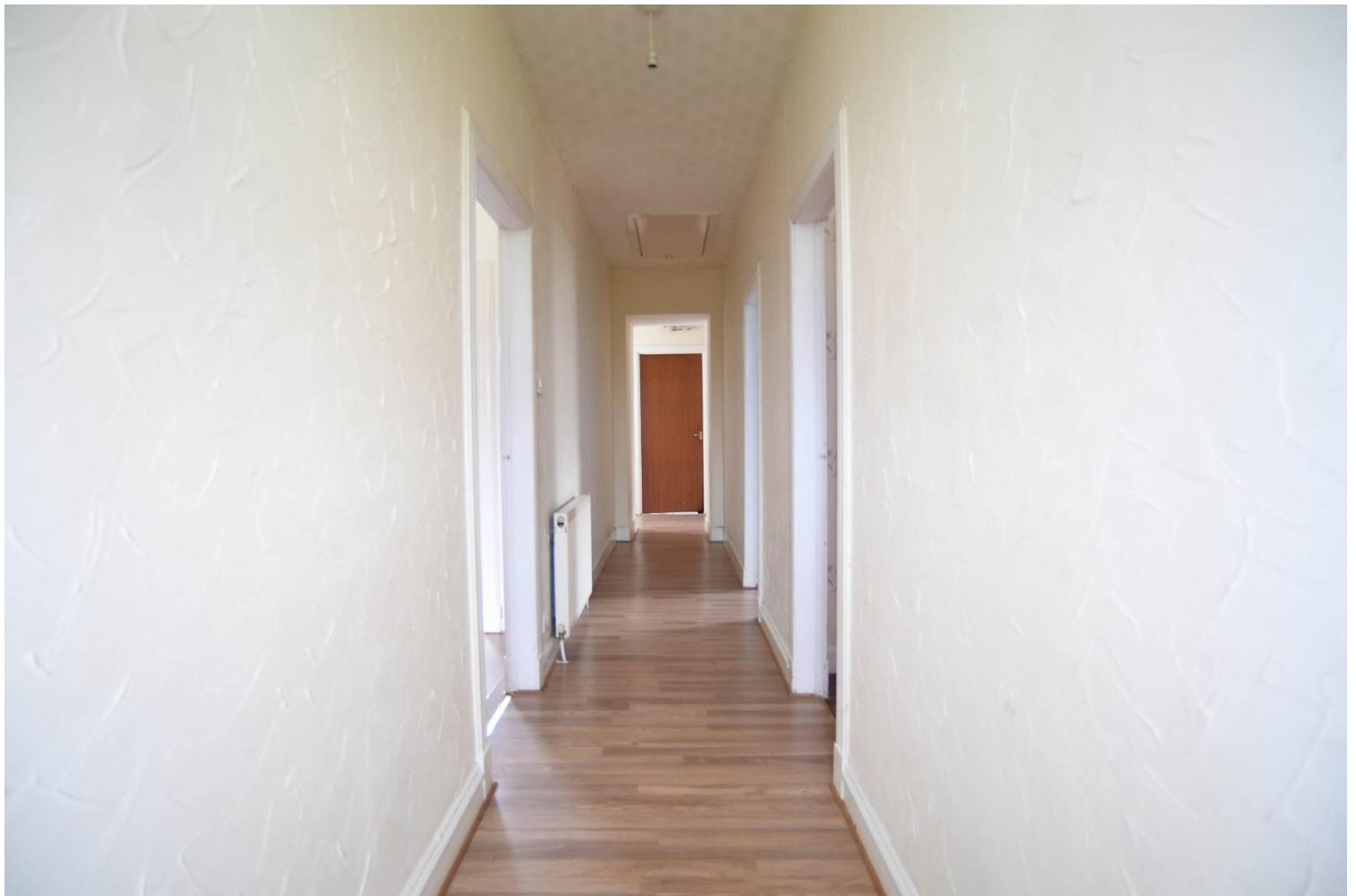


TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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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# Entrance



# Living Room

(4.29m x 3.96m)



# Kitchen

(3.96m x 2.74m)



# Bedroom One

(3.92m x 3.09m)



# Bedroom Two

(3.92m x 2.78m)





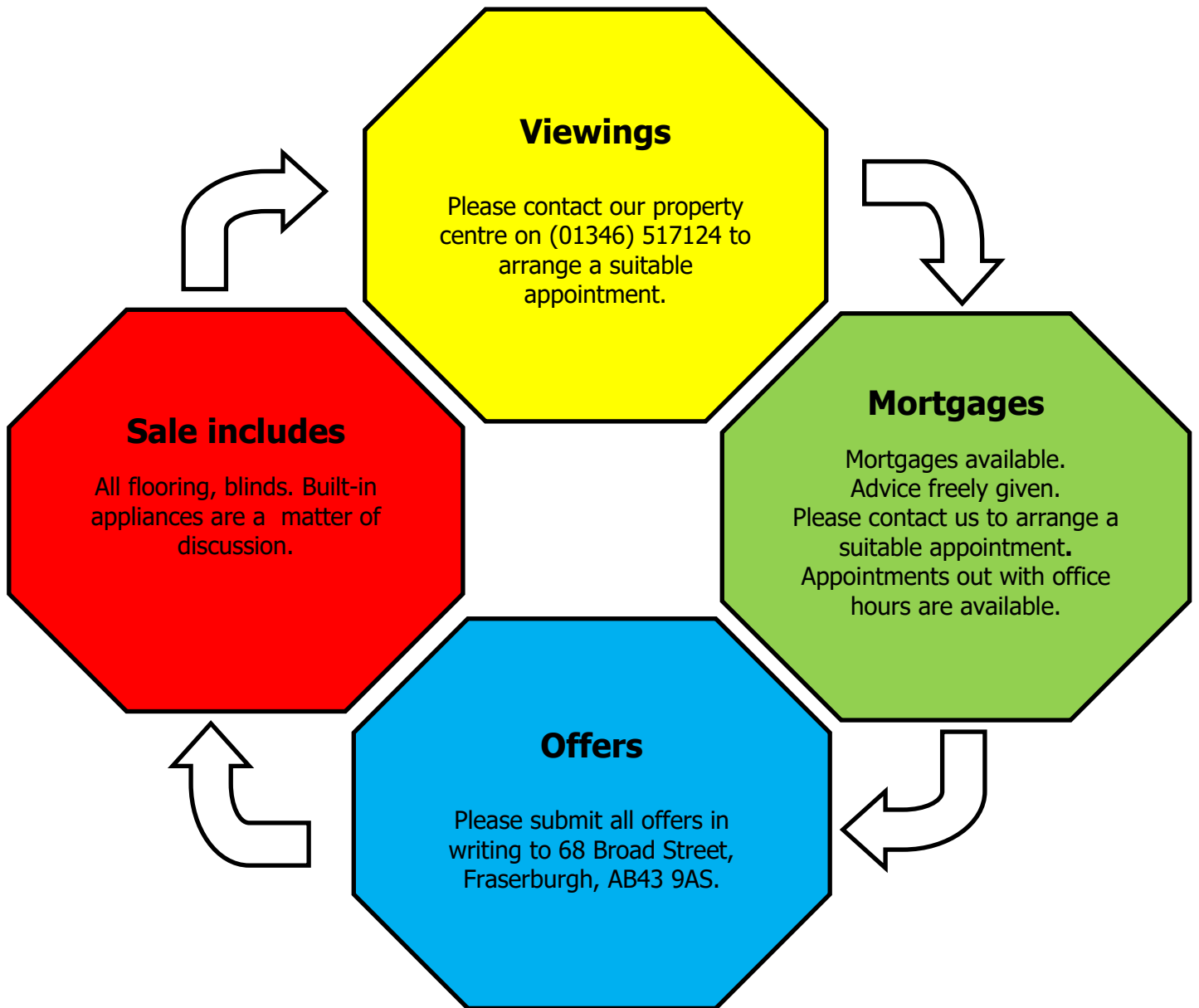
# Bedroom Three

(3.92m x 3.51m)



# 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.