



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

# HOUSE FOR SALE

**3 Dingwell Street  
Rosehearty AB43 7NR**

**Offers over £115,000**



Living room



Kitchen



Garden



Property

## Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 2 DOUBLE BEDROOMS
- ✓ MASTER BEDROOM WITH WALK-IN CLOSET
- ✓ ELECTRIC HEATING
- ✓ COAL FIRE
- ✓ ENCLOSED REAR GARDEN
- ✓ DRIVEWAY & GARAGE
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND B
- ✓ EPC RATING F

About The

## Property

Nestled in the picturesque coastal village of Rosehearty, this delightful 2-bedroom semi-detached house offers a perfect blend of comfort and convenience. Boasting a well-maintained garden, a private garage, and a spacious driveway, this property is ideal for those seeking a tranquil lifestyle with easy access to local amenities and the stunning Scottish coastline.

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

## Interior Highlights

Living Room: A bright and welcoming living area featuring large windows that flood the space with natural light.

Kitchen: Fully fitted kitchen with plenty of storage and a cosy dining area.

Bedrooms: Two well-proportioned bedrooms with built-in wardrobes, offering comfortable and private living spaces. Master bedroom with a walk-in closet.

Shower room: Contemporary shower room with an electric shower and towel rail.

## Exterior Features

Garden: A beautifully landscaped garden, ideal for gardening enthusiasts or for enjoying sunny days outdoors.

Garage: Secure, single-car garage with additional storage space.

Driveway: Private driveway providing hassle-free parking.

## Location

Situated in the serene village of Rosehearty, this property benefits from a peaceful setting while being within easy reach of essential amenities. Local shop, school, and recreational facilities, including a golf club, are all nearby, ensuring convenience for everyday living. The scenic coastline, with its stunning views and walking trails, is just a short stroll away, perfect for those who appreciate natural beauty and outdoor activities. Only 6 miles away from Fraserburgh where are all the local amenities.

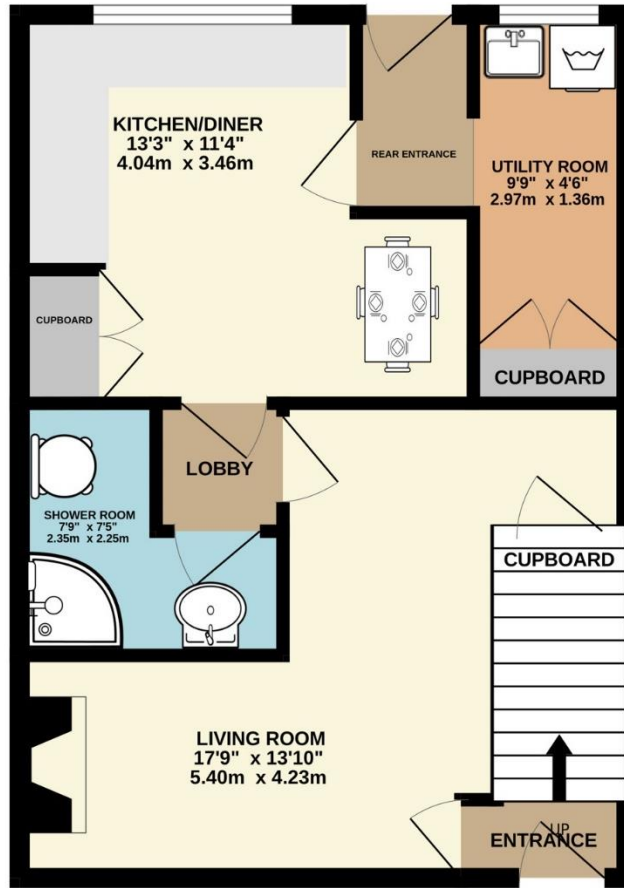
## Viewing Arrangements

This charming home is sure to attract attention, so early viewing is highly recommended. For more information or to arrange a viewing, please contact Forbes Property on 01346 517 124.

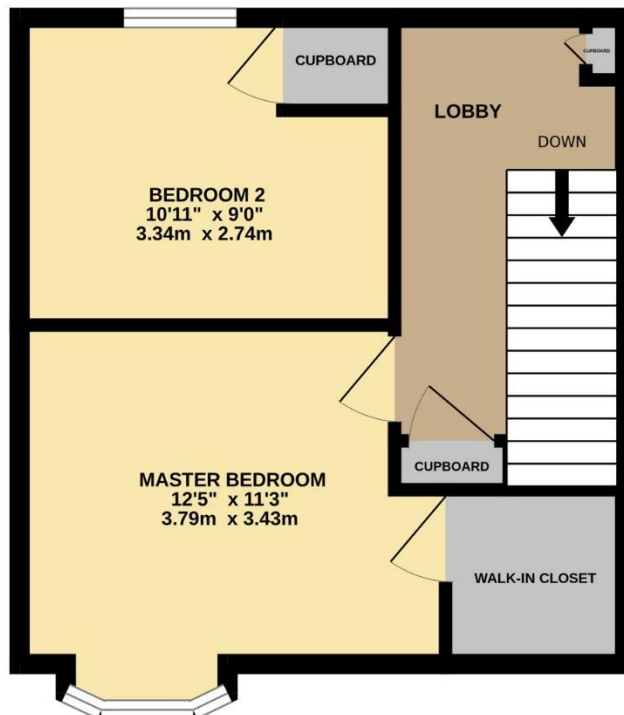
**Don't miss out on the opportunity to make this delightful house your new home. Experience the best of coastal living in Rosehearty!**

# Floor plan

GROUND FLOOR



1ST FLOOR



# Living room

(5.40m x 4.23m)





## Shower Room

( 4.04m x 3.46m )





## Kitchen & diner

( 3.26 x 4.53m )





## Utility room

( 2.97m x 1.36m )





Upstairs lobby







## Master bedroom

( 3.34m x 2.74m )





Bedroom 2  
( 3.34m x 2.74m )



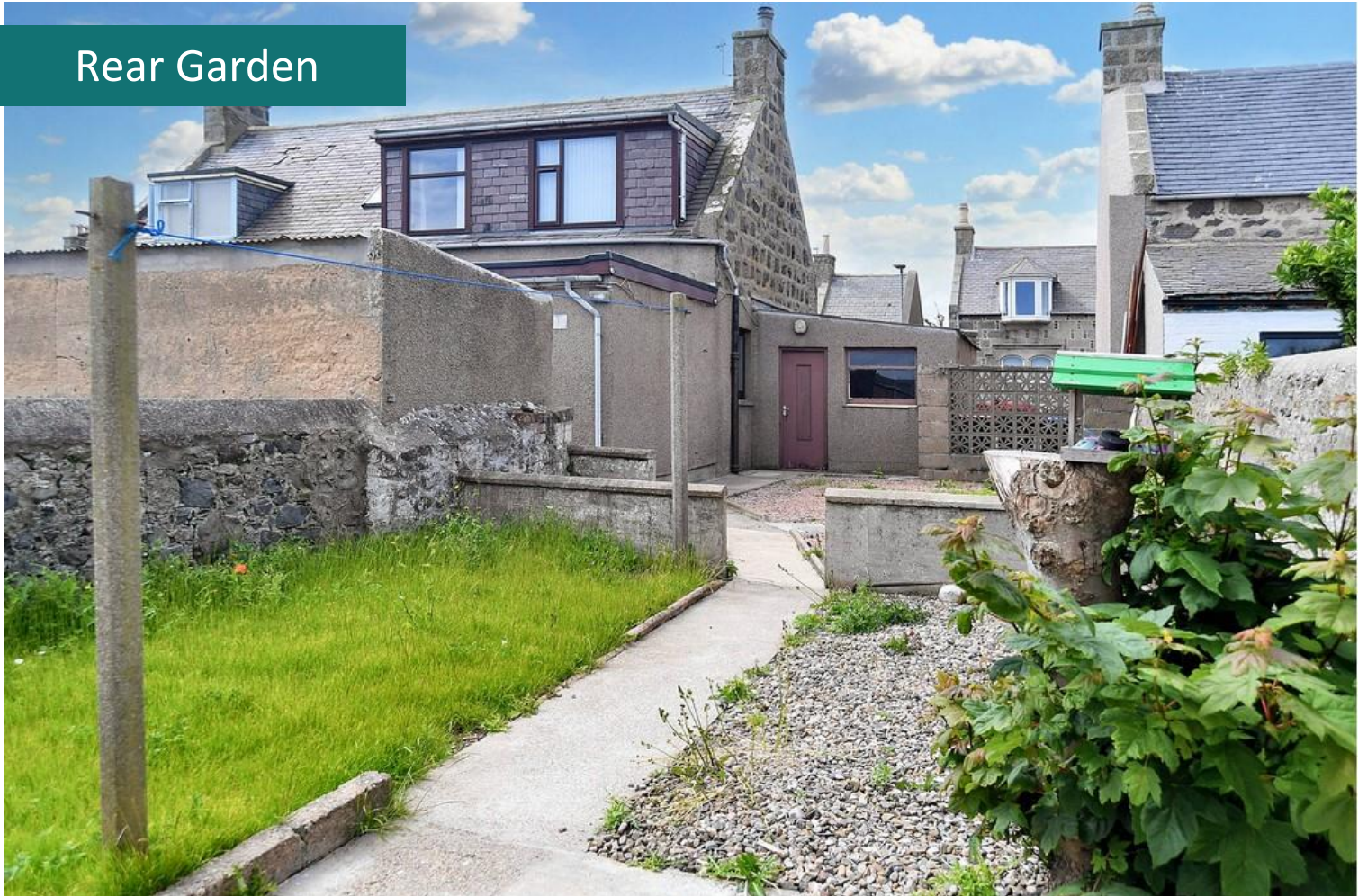


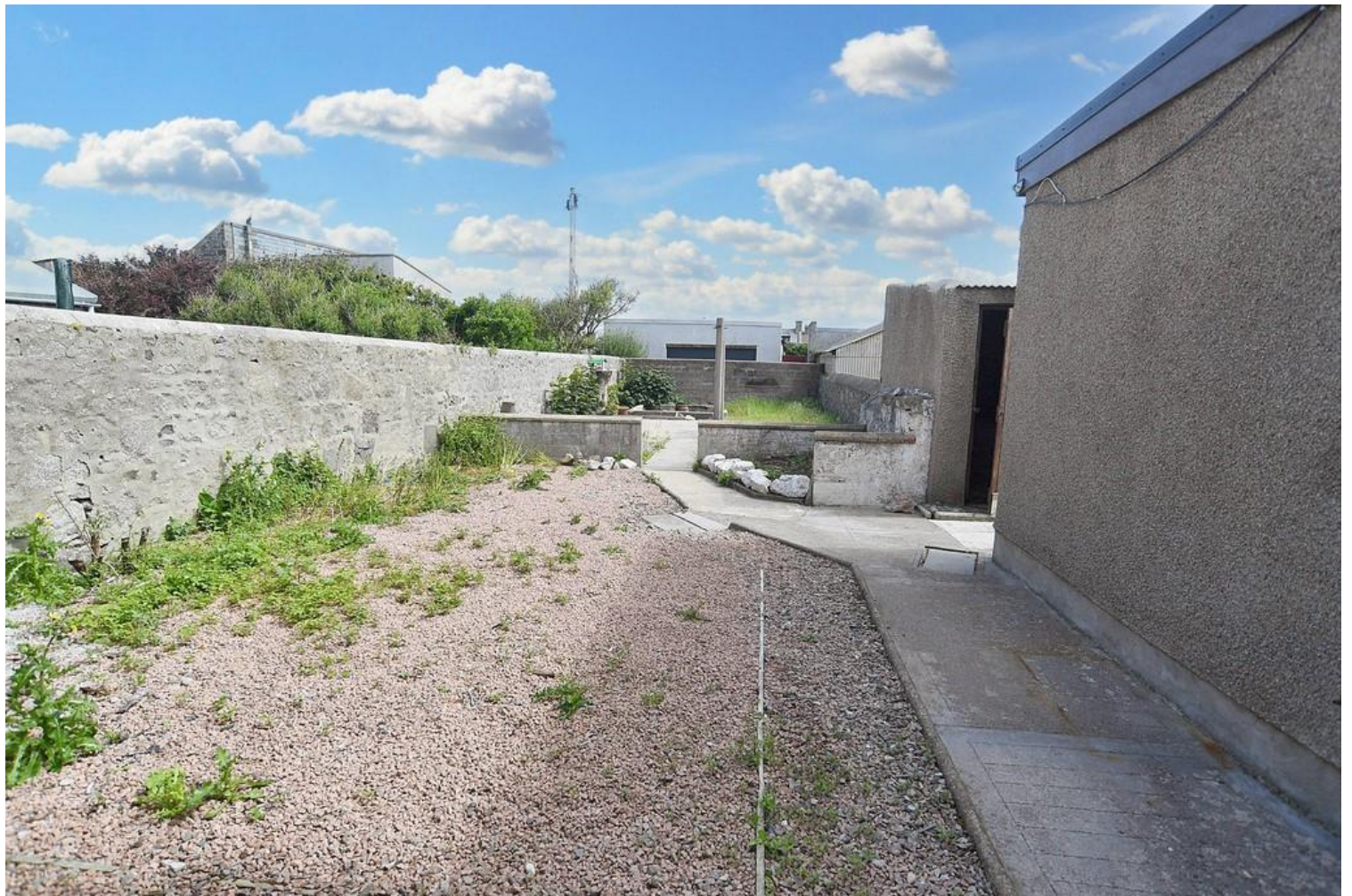
Shed & Coal Storage





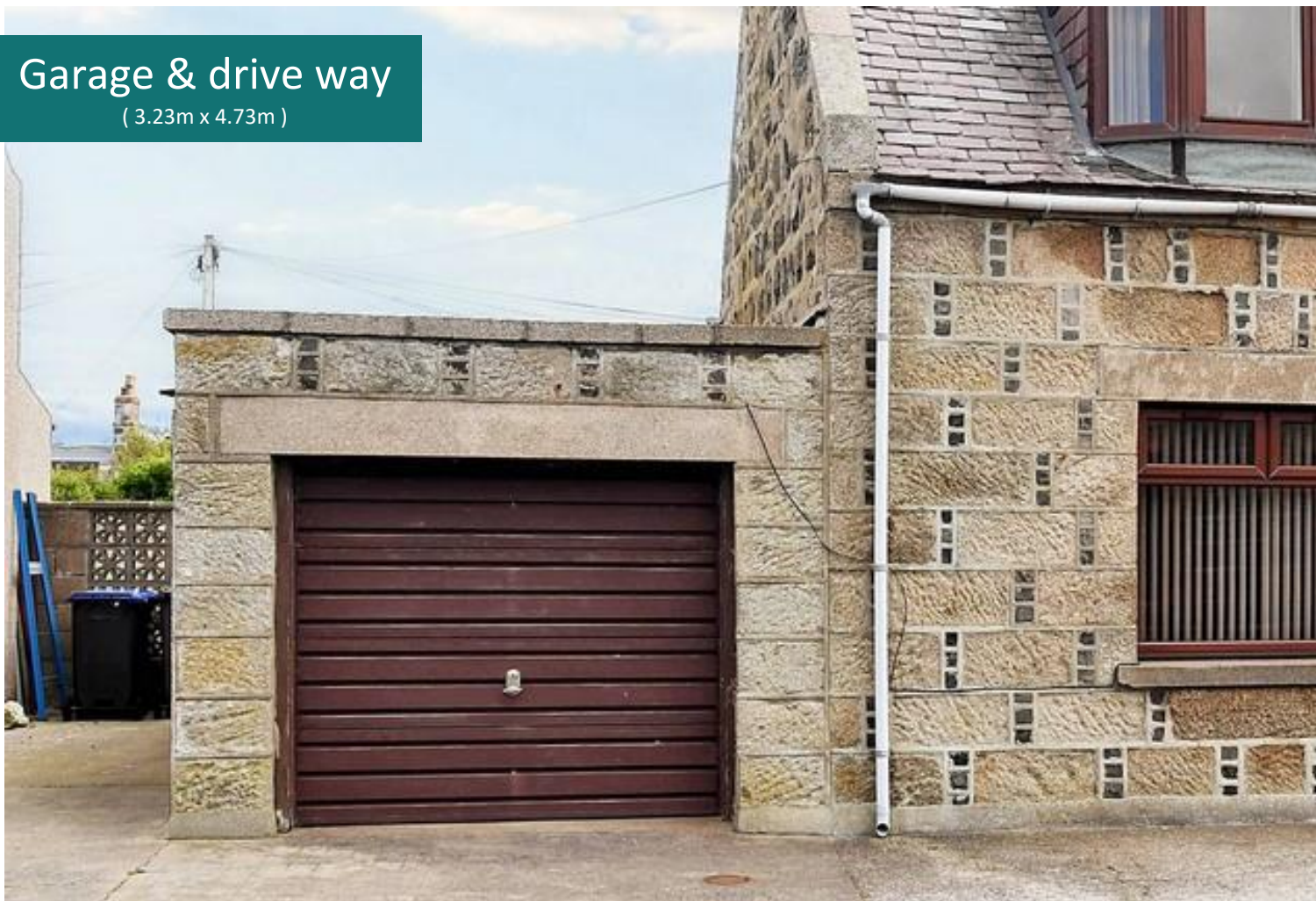
Rear Garden





# Garage & drive way

( 3.23m x 4.73m )





**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.