



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

FLAT FOR SALE

**37 Gaw Street
Fraserburgh AB43 9RS**

Offers Over £80,000



Living room



Kitchen



Bedroom



Property

Features

- ✓ GROUND LEVEL FLAT
- ✓ 2 BEDROOMS
- ✓ GAS HEATING
- ✓ ENCLOSED REAR YARD
- ✓ DRIVEWAY
- ✓ GARAGE
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND A
- ✓ EPC RATING

About The

Property

The accommodation comprises of a living room, bathroom, kitchen and two bedrooms.

The property is a ground – level flat and benefits from gas central heating and is fully double-glazed. Situated near the Shore of Fraserburgh, on the bus route, within walkable distance to the city centre, local convenience stores, café, Schools and takeaways.

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

Accommodation Key Features

Spacious Bedrooms:

Ideal for a family or individuals 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. The rear bedroom benefits from ample storage with the wall to wall fitted wardrobe.

Easy-Maintenance Garden:

A low-maintenance grass garden is a bonus for busy homeowners who want to enjoy outdoor space without the hassle of constant upkeep.

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, walks by the shore of Fraserburgh 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.

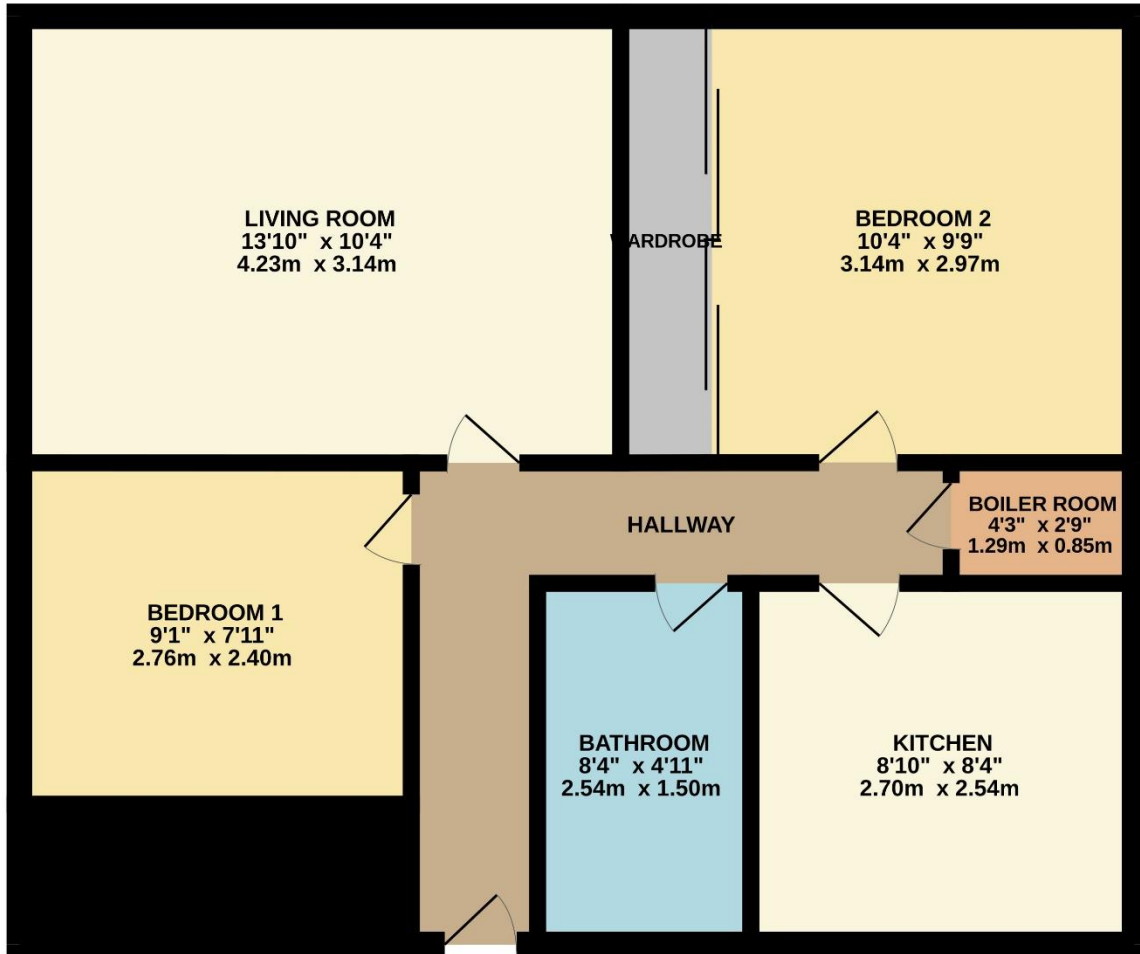
Parking:

Adjacent to the flat there is a Single garage and driveway which offers off-street parking, 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
525 sq.ft. (48.8 sq.m.) approx.



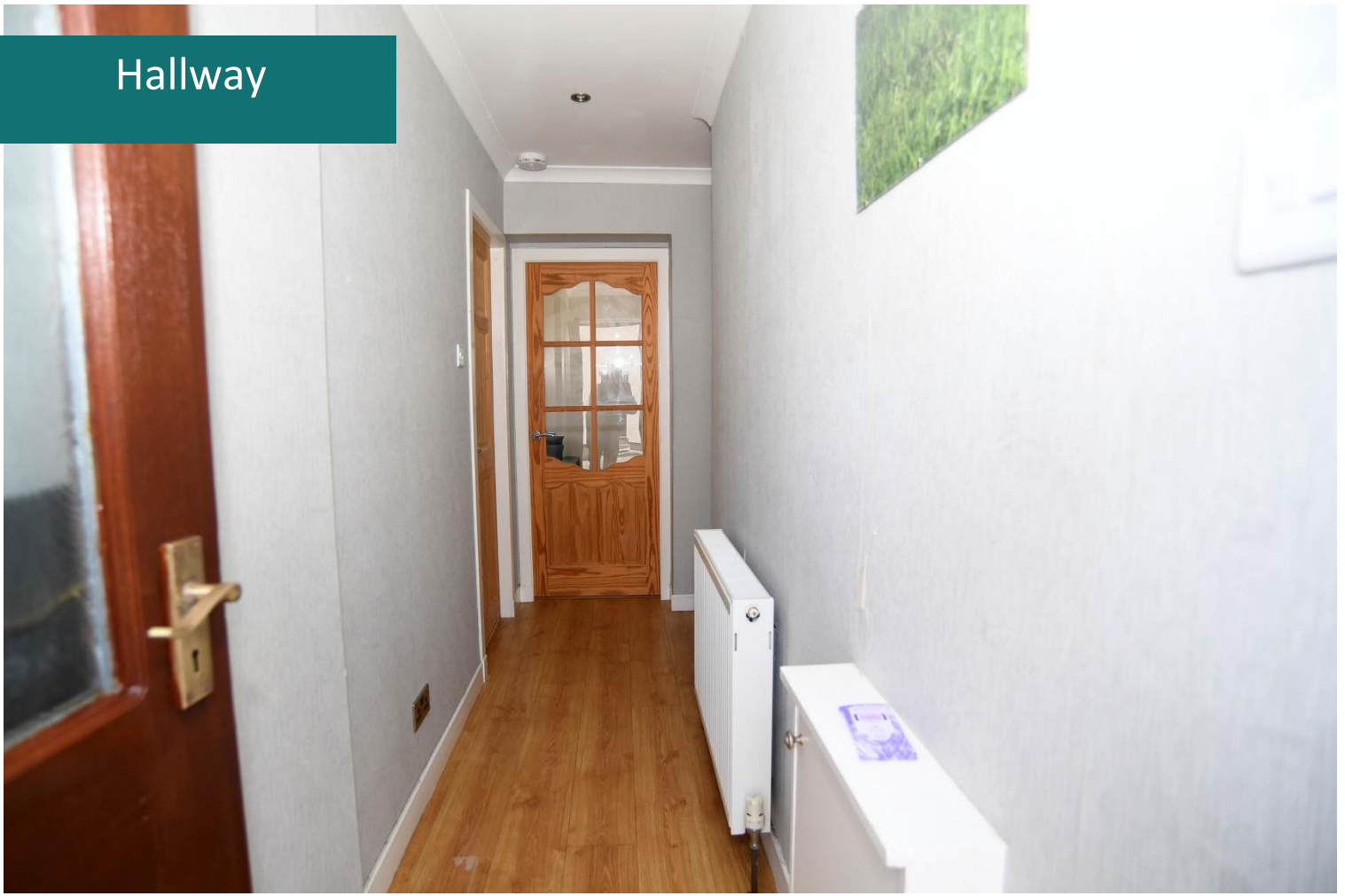
TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.

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



Hallway



Bedroom One

(2.76m x 2.40m)



Living Room

(4.23m X 3.14m)



Bedroom Two

(3.14m x 2.97m)



Kitchen

(2.70m x 2.54m)



Bathroom

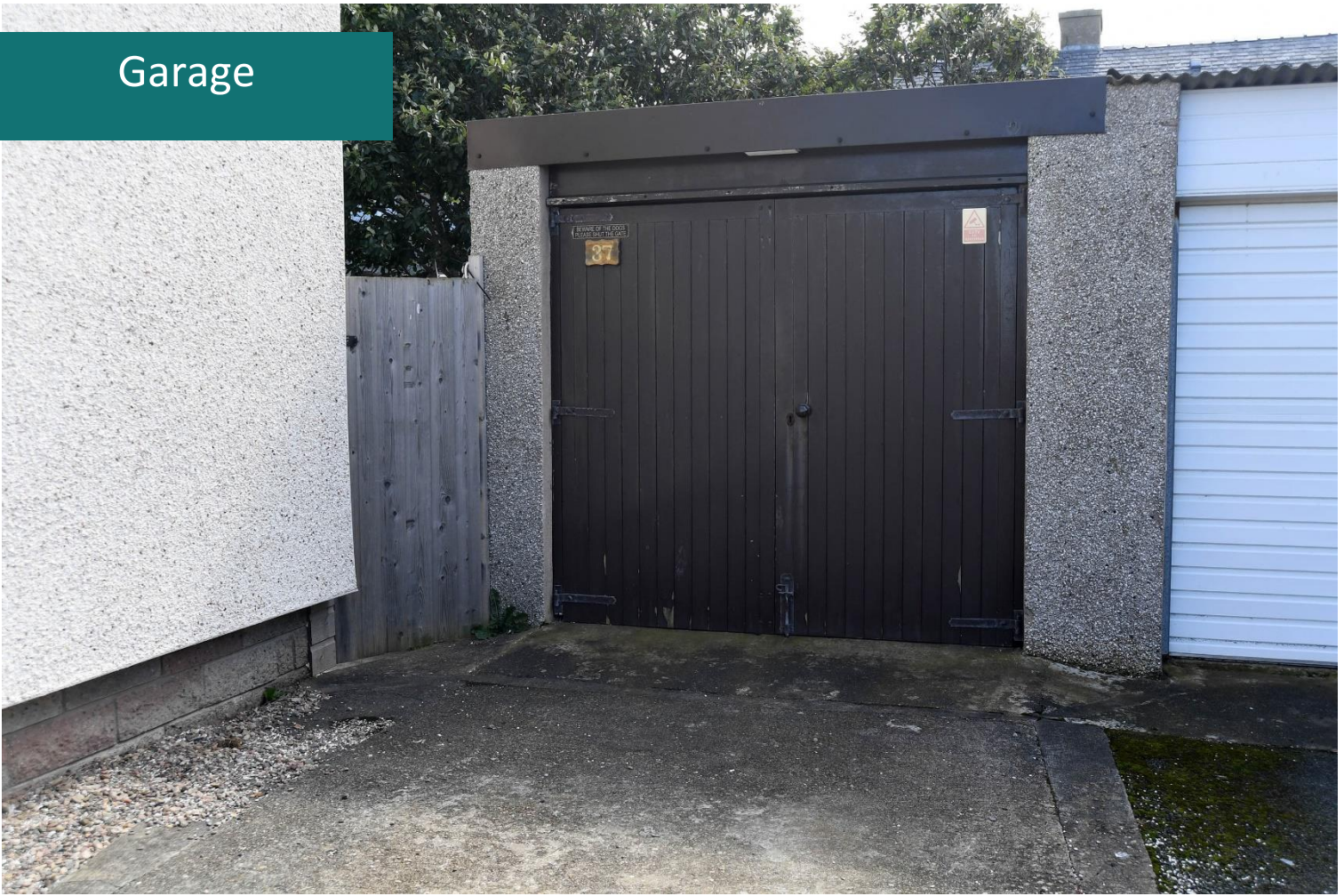
(2.54m x 1.50m)

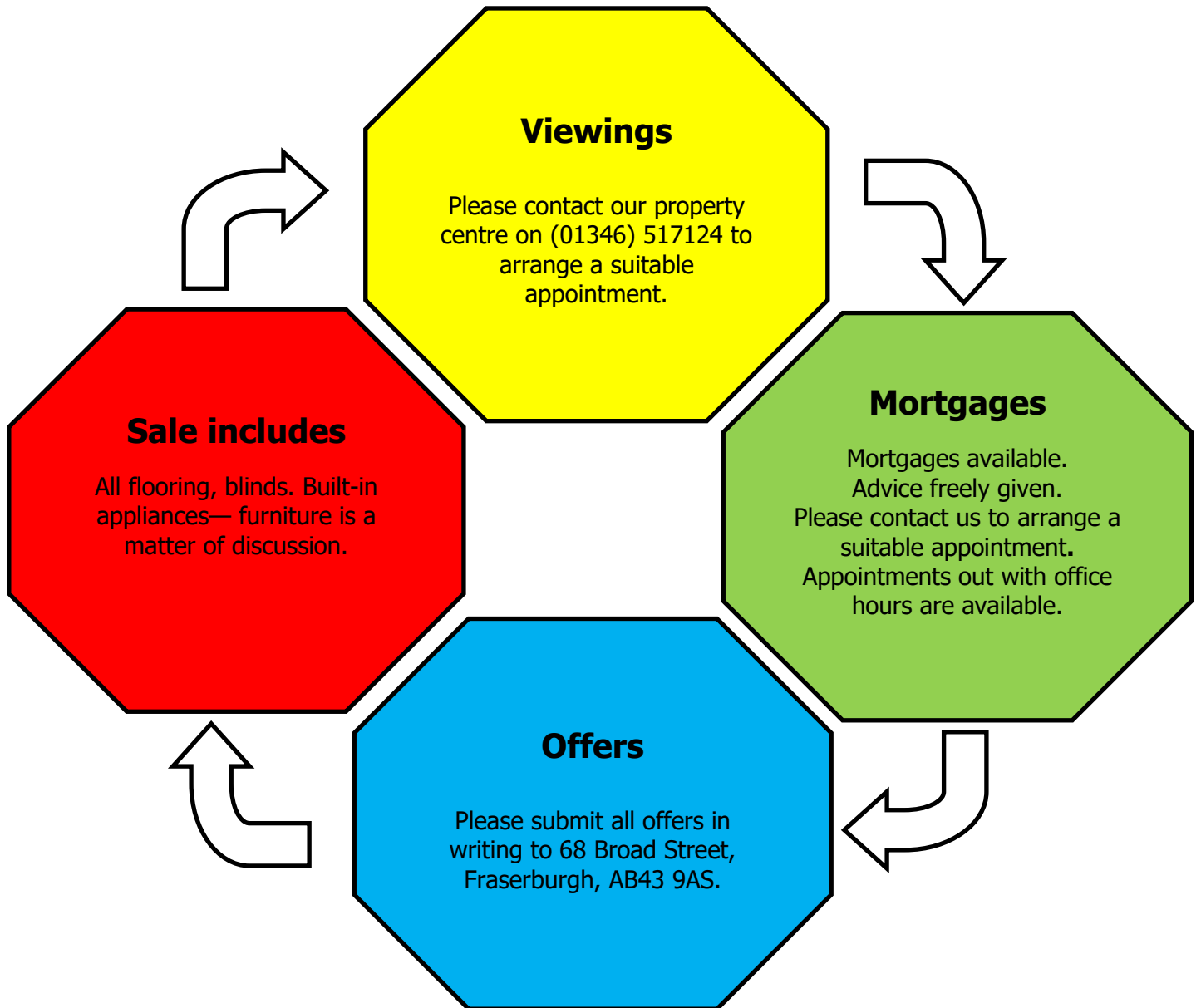


Garden



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.