



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

47 School Street
FRASERBURGH, AB43 9HT
Offers over £135,000

Property Features

- ✓ SEMI-DETACHED
- ✓ NEAR TOWN CENTRE
- ✓ PARKING NEARBY
- ✓ 4 BEDROOMS
- ✓ 1 PUBLIC ROOM/BEDROOM
- ✓ TOILET AND SINK
- ✓ SHOWER ROOM
- ✓ DOUBLE-GLAZING
- ✓ GAS HEATING
- ✓ GARAGE
- ✓ EPC RATING D
- ✓ COUNCIL TAX BAND B



About The *Property*

Step into this exceptional **4-bedroom residence**, originally built in the **early 1900s** and thoughtfully enhanced to suit contemporary lifestyles. Rich in character and timeless appeal, this home seamlessly blends classic architecture with modern comfort and spacious living.

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.

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.

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.

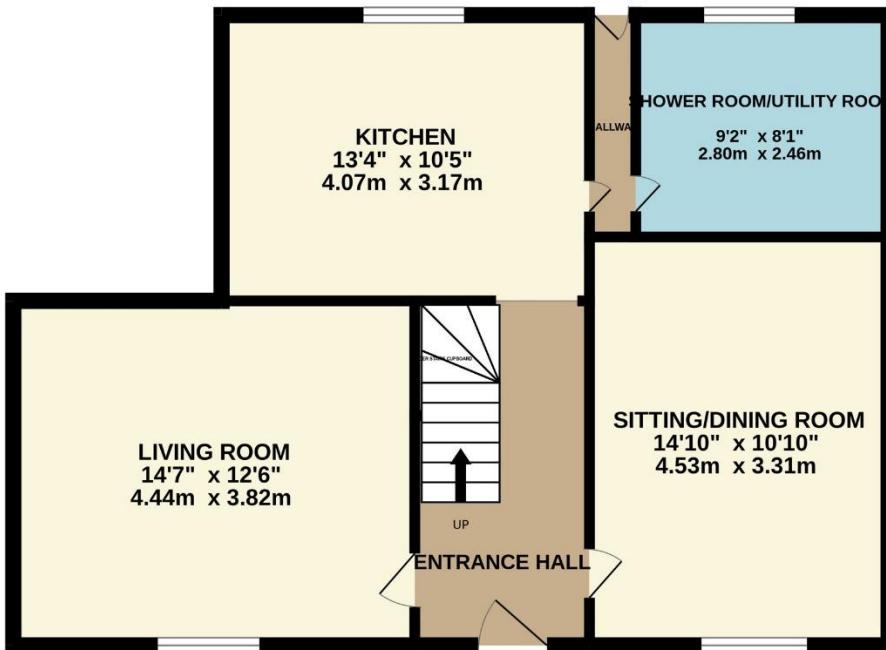
Arrange a private viewing today and experience the perfect harmony of heritage elegance and modern living.

 01346 517124

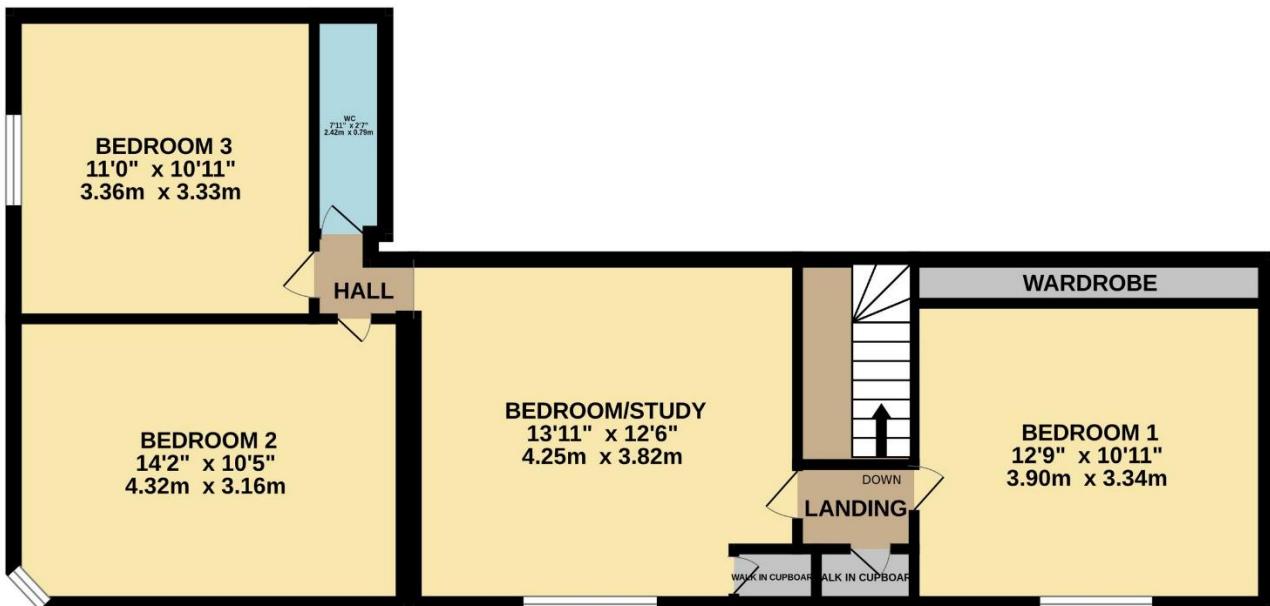
 enquiries@forbesproperty.co.uk

Floor Plan

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



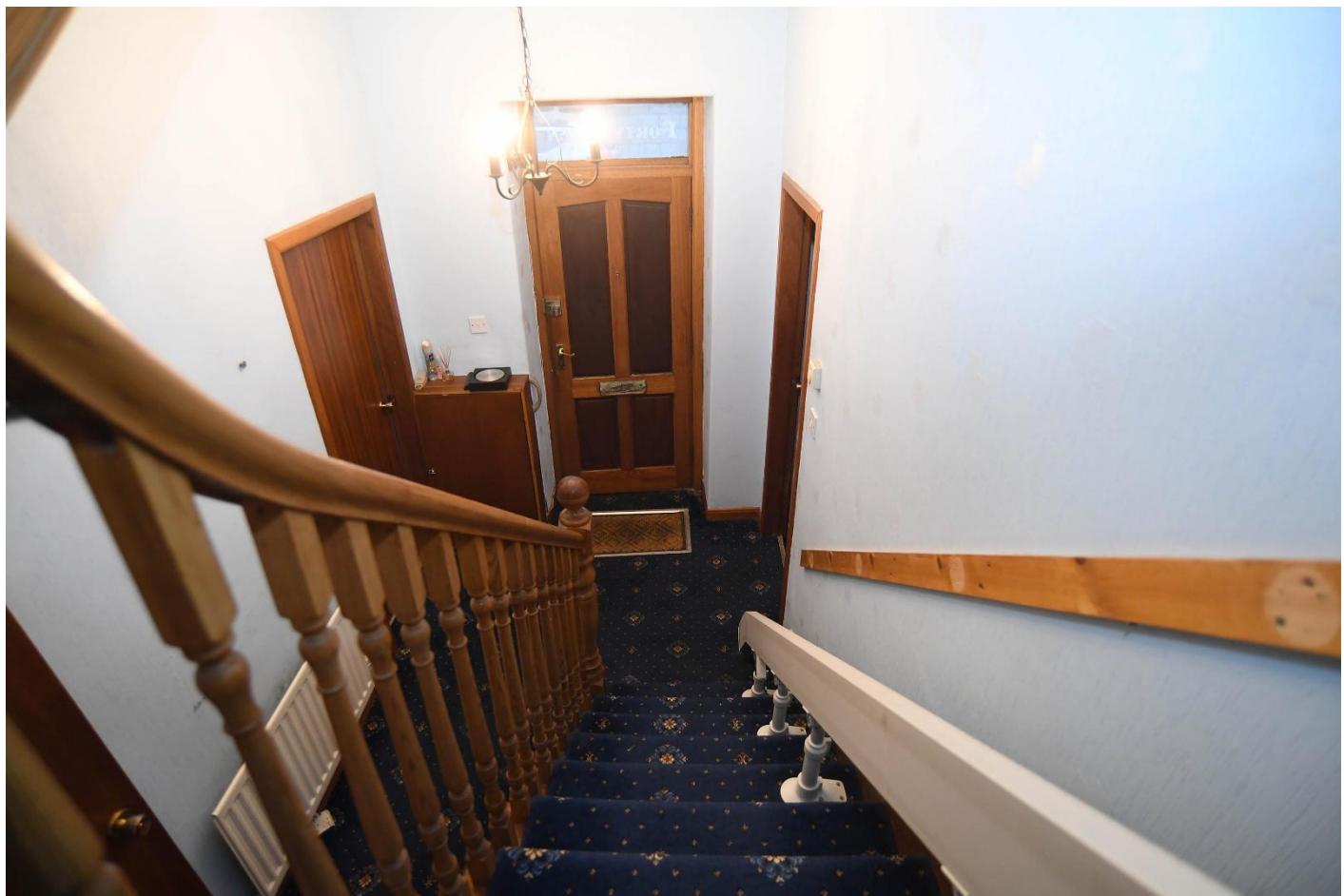
TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

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 Hall

(Ground Floor)



Living Room

(4.44m x 3.82m)



Sitting/Dining Room

(4.53m x 3.31m)



Living Room

(4.06m x 3.17m)



Shower/ Utility Room

(2.80m x 3.m)



Stairs



Bedroom One

(3.90m x 3.34m)



Bedroom/ Study

(4.25m x 3.82m)



Bedroom Two

(4.32m x 3.16m)

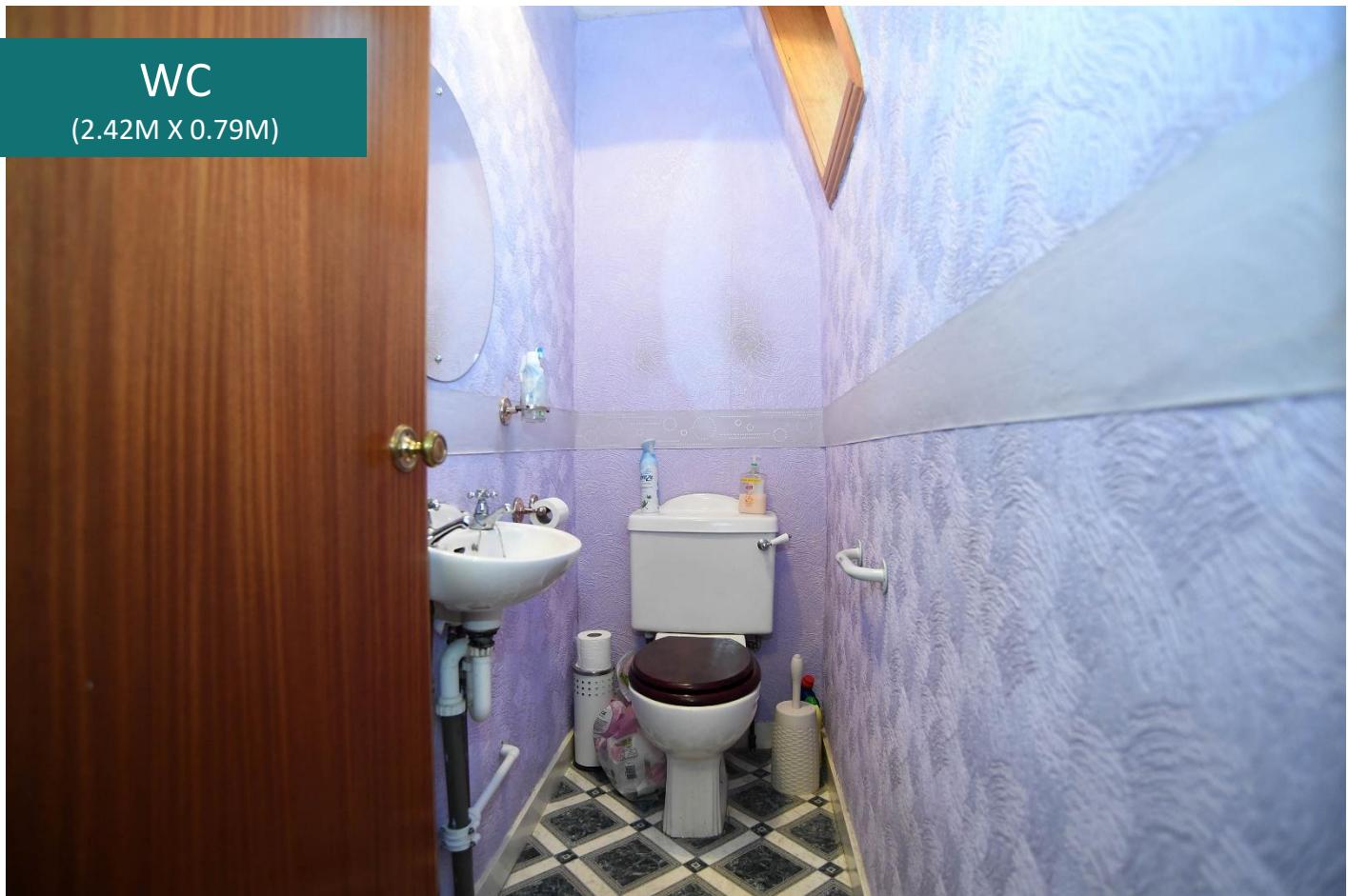


Bedroom Three

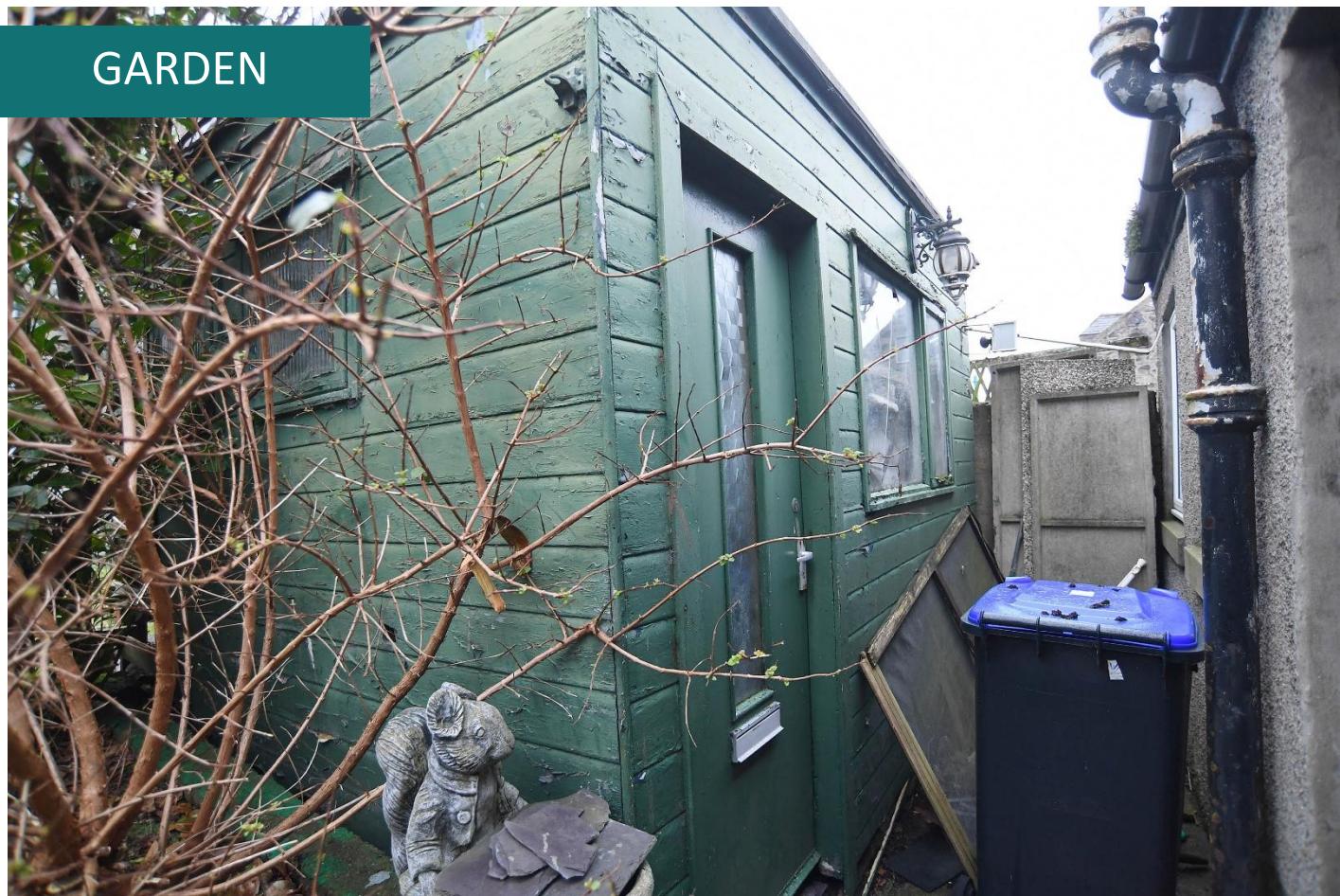
(3.36m x 3.33m)



WC
(2.42M X 0.79M)



GARDEN



GARDEN



GARAGE

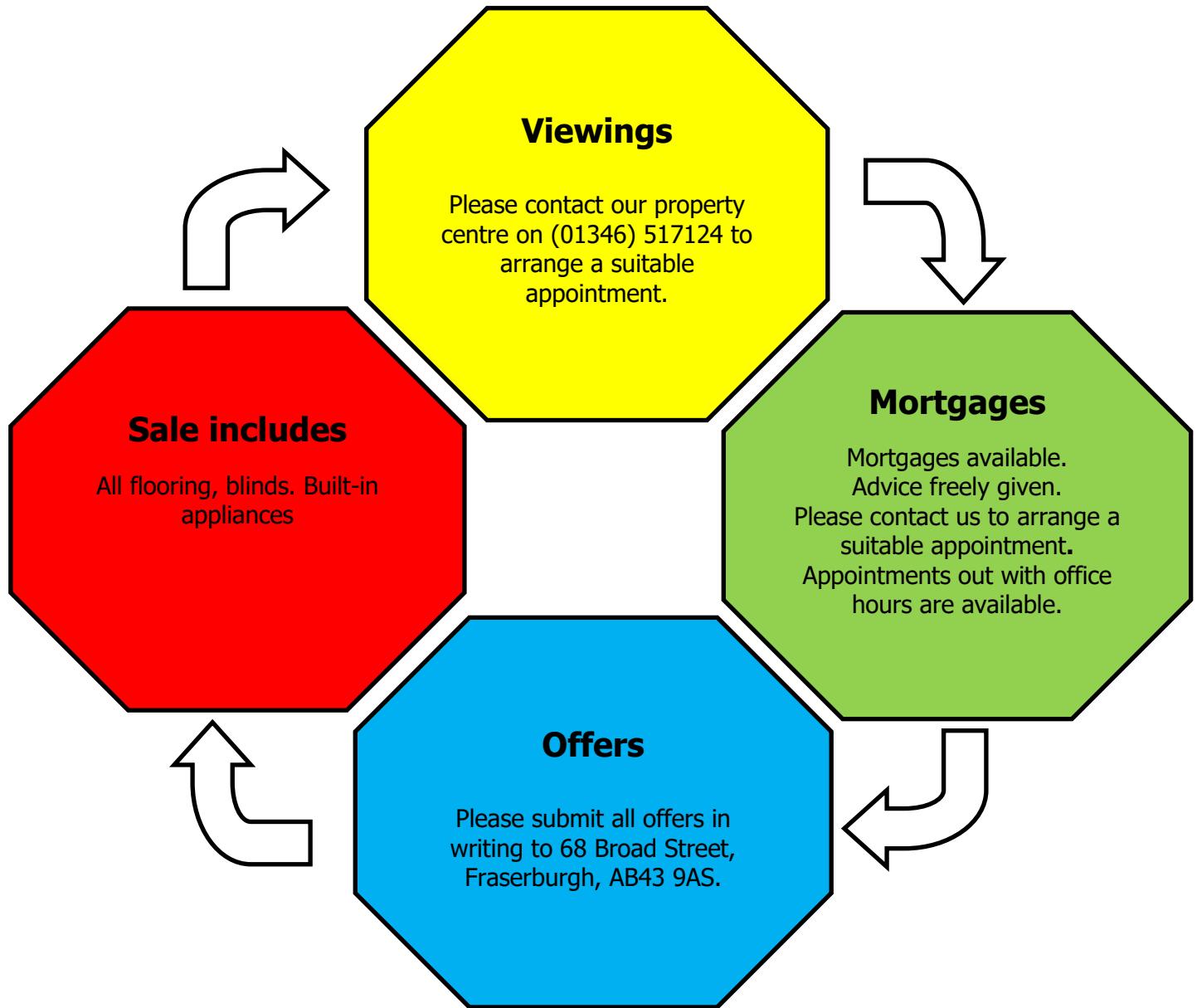


First Floor View



Shop is not included in this sale





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.