



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**7 Union Street
Rosehearty, AB43 7JQ
Offers over £90,000**

Property Features

- ✓ MID – TERRACE HOUSE
- ✓ 3 BEDROOMS
- ✓ 2 LIVING ROOMS
- ✓ DOUBLE-GLAZING
- ✓ OIL FIRED COMBI BOILER TO RADIATORS
- ✓ ENCLOSED GARDEN
- ✓ COUNCIL TAX BAND A



About The *Property*

Have you been searching for an affordable home with an enviable view? Look no further.

7 Union Street sits in the Royal Burgh of Rosehearty and offers three bedrooms along with two well-proportioned public rooms, all at a very competitive asking price. Whether you are a first-time buyer or seeking an ideal holiday home, this property is well worth arranging a viewing.

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 simple, enclosed outdoor garden provides added privacy, featuring patio-style paving and a decorative chippings area that creates a modern, low-maintenance feel, with ample space for seating.

Close to All Amenities:

Proximity to essential amenities like shops, schools, parks, Academy School bus 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.

This property would make an ideal home for a first-time buyer, a landlord looking to expand their portfolio, or an investor seeking a potential Airbnb opportunity.

Take advantage of this exceptional opportunity to own this home at a remarkable value.

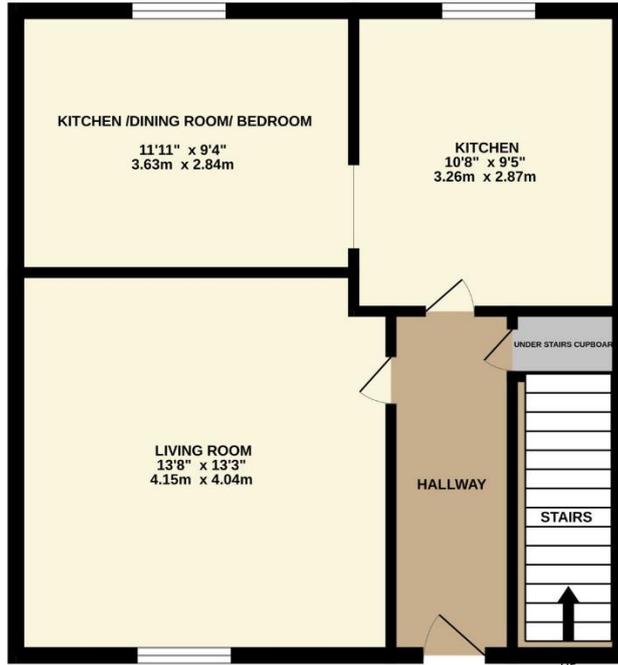
Arrange a private viewing today!

 01346 517124

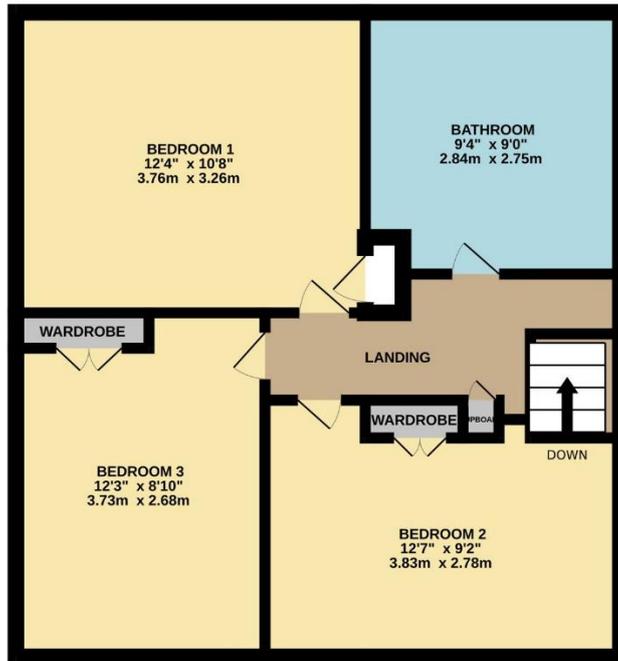
 enquiries@forbesproperty.co.uk

Floor Plan

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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.

kitchen



Living Room



Bedroom 1

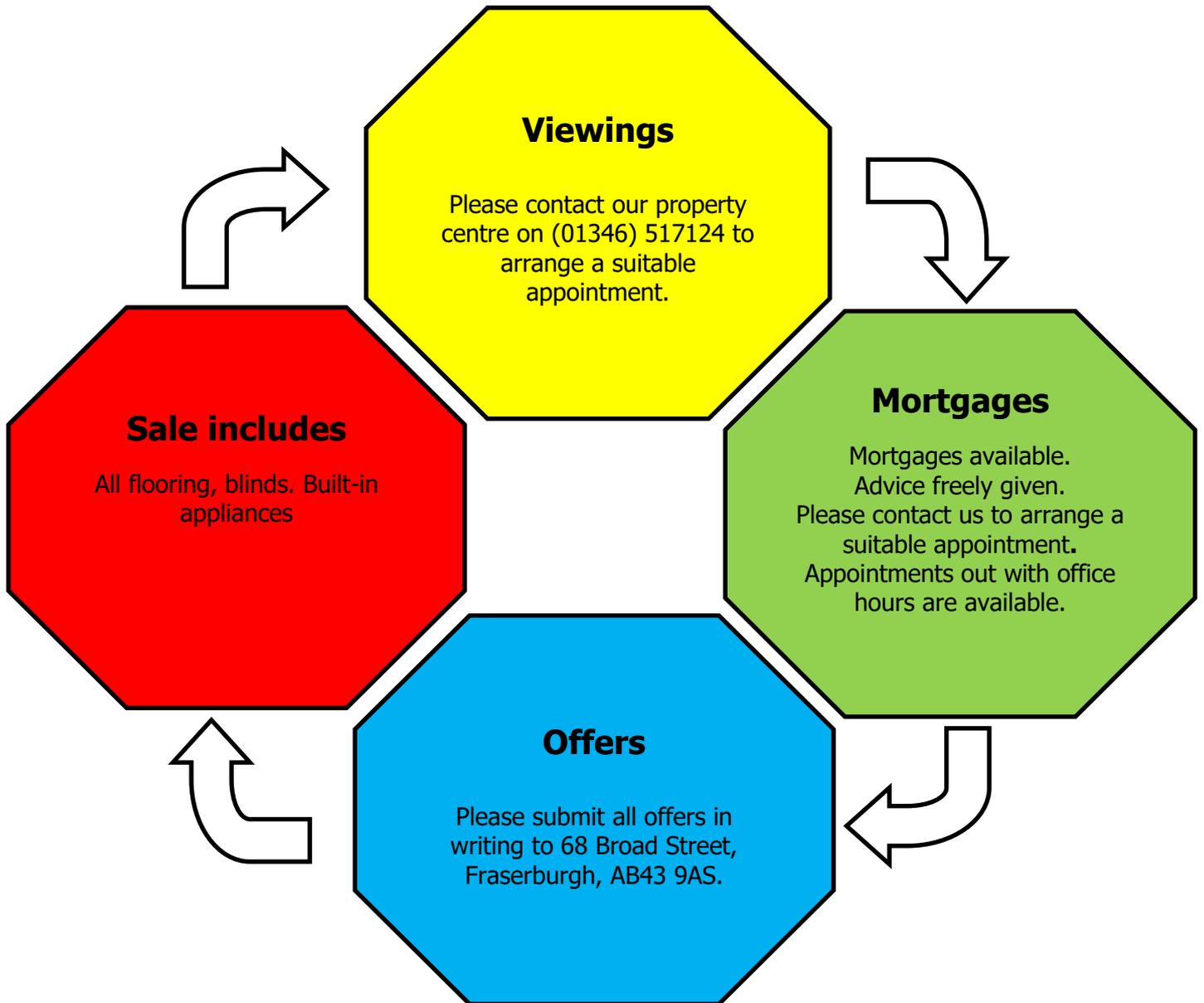


Bathroom



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.