

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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**Offers over £78,000
£7,000 Below Home Report**



We are pleased to offer the sale of this two bedroom ground floor flat, located in Fraserburgh's town centre. Close to all local amenities, bank, shops, restaurants and schools. This property benefits from gas central heating and double glazing.

This ground floor flat entry is from just off the street. It has a security intercom system and which leads to a communal area/stairs with two communal storage cupboards, one housing the electric and gas meters for all three flats in the building.

Entrance Vestibule

This is a small entrance vestibule with ceiling light and dimmer switch, large storage cupboard, wooden floor.

Sitting Room (14'8" x 12'3")

This is a modern pleasant room, looking on to the street, this room is light with good size window. It has a wooden floor, radiator, six double power point sockets, television points and security intercom.



Hallway

The hallway is an L shape coming off the sitting room. It leads to the bathroom, kitchen and two bedrooms. It has a wooden floor, radiator and two double power point sockets.

Bathroom (9" x 8.5")

This spacious bathroom consists of a WC, sink, jacuzzi bath and separate shower cubicle with plumbed in shower. Tiled floor, bathroom cabinet, radiator, shaver point and expelair fan.



Kitchen (12.63" x 12.72")

This is a very spacious modern kitchen which looks onto the rear of the property. It consists of a integrated fridge freezer, integrated gas hob with fan assisted oven and extractor fan, cream gloss cupboards with black sparkle worktops. It also has two sets of four ceiling spotlights, tiled floor and tiled walls between worktops and wall units, radiator a large built in cupboard with a light fitting. Central heating boiler and four double power sockets.



Bedroom 1 (11.11" x 11.11")

This is a nice and airy rear facing bedroom with wooden flooring, radiator, three double sockets and television point.



Bedroom 2 (11.95" x 11.96")

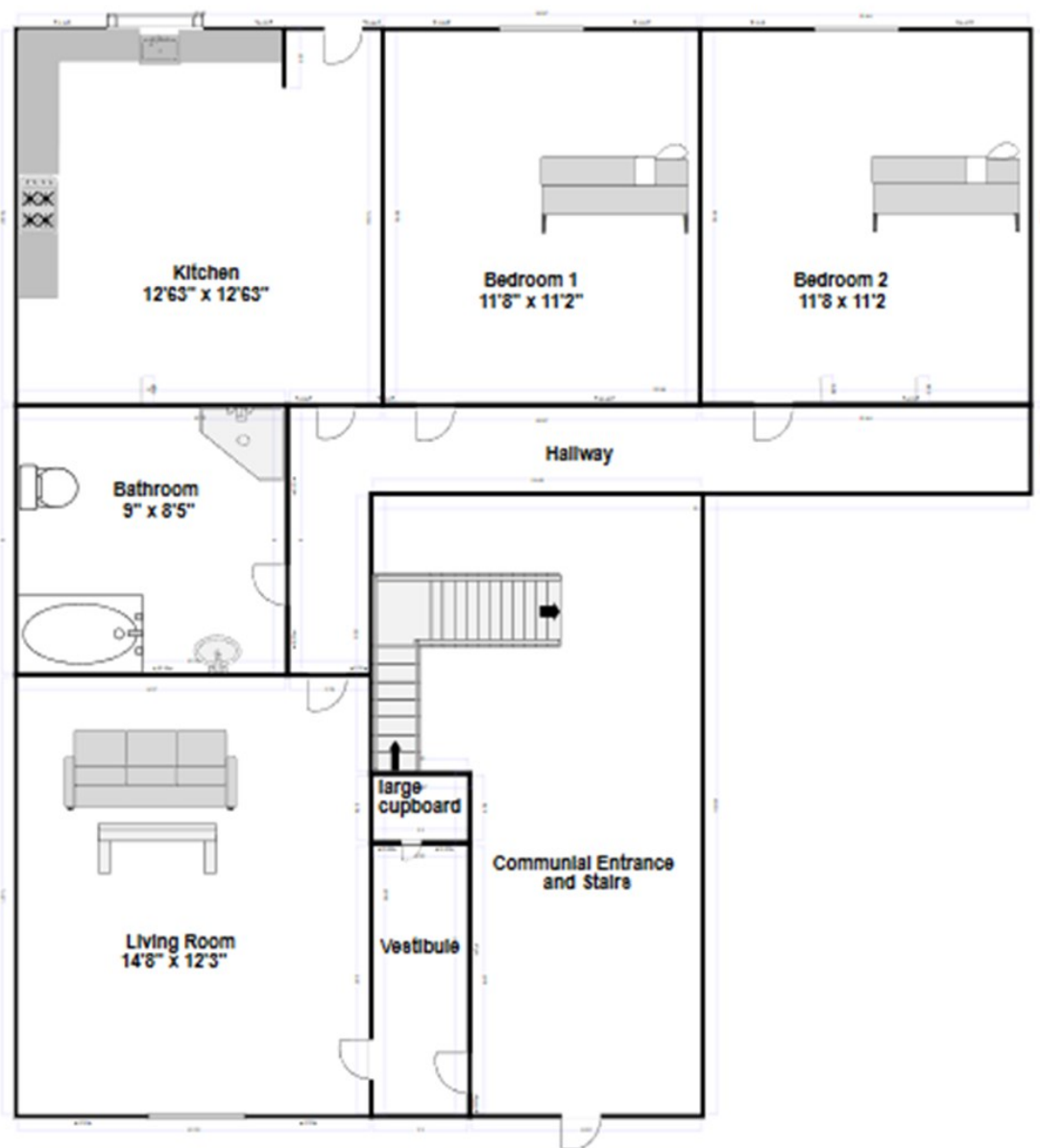
This is another good size, rear facing double bedroom which consists of, three double power sockets, phone socket, television point, ceiling light with dimmer switch. This spacious room also has a good size built in double wardrobe, wooden floor and a radiator.



Outside

There is off road parking at the rear of the property which is accessed from Love Lane.





INCLUDED IN THE SALE

All flooring, blinds and built-in appliances.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

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.

You can find all of our properties at www.forbesproperty.co.uk