

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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14 LOVE LANE FRASERBURGH AB43 9AT

!! £7,000 UNDER VALUATION !!
OFFERS OVER £68,000



We are pleased to offer for sale this tenanted 2 storey, 3 bedroom plus attic store room, end terraced house. Fantastic purchase for investors.

Entrance to this property can be gained from on street or through the side lane which leads to the rear garden and rear door.

Love Lane comprises of: Ground floor—Entrance hallway, living room/dining room and kitchen. 1st floor—Bathroom, 2 double bedrooms and 1 single bedroom which can be accessed through bedroom 2. There is a good size attic room which can be used as a store/playroom

Benefits from gas central heating and PVC double glazed windows. EPC Rating: E

Located in Fraserburgh's town centre. Close to all local amenities, banks, restaurants, schools, bus transport station and just a short walk to local tourists attractions.

Entrance Hallway (5.21m x 1.09m)

The entrance hallway leads to the stairs and living room/dining room. As you enter the entrance hallway there is a frosted glass door to go through which enables plenty of natural light to fill up the hallway. Comprises of: ceiling light, radiator and ceramic cream floor tiles.



Living room/Dining room (7.54m x 3.13m)

This is an open plan room, very spacious with plenty of natural light flowing through the two windows. Living room has a archway which acts as a boundary between the living room and dining room. Wooden flooring flows through from living room area into dining room area. There are 2 radiators, vertical blinds, 2 ceiling lights and ample power sockets.



Kitchen (3.77m x 2.82m)

An ample size modern kitchen with a rear garden view. Comprises of: wooden wall and base units, grey marbled worktops, integrated stainless steel gas hob, integrated Lamona stainless steel oven, grey roller blind, Glow Worm boiler, stainless steel sink. White speckled ceramic floor tiles and a ceiling light.



Stairs and 1st Floor Landing (2.47m x 1.11m)

The stairs and 1st floor landing leads to—bathroom, bedroom 1 & 2 and the attic room. There is a brown carpet, ceiling light, wooden stair banister and power sockets.



Bathroom (2.82m x 1.92m)

A good size bathroom with a 3 piece white bathroom suite and power shower. Bathroom has white wet wall panels around bath wall, radiator, glass shower screen, wooden flooring, large window with a rear garden view and flush ceiling light.



Bedroom 1 (3.63m x 3.27m)

Bedroom 1 is a front facing, good size bedroom with a street view. This bedroom leads through to an Interconnecting single bedroom (bedroom 3). Bedroom 1 comprises of: radiator, brown carpet, ceiling light and plenty power sockets.



Bedroom 2 (3.96m x 2.35m)

Bedroom 2 is a rear facing double bedroom with a rear garden view. This bedroom comprises of: radiator, black roller blind, ceiling light, and brown carpet.



Bedroom 3 (3.68m x 1.98m)

A single bedroom with a street view, which is interconnected to bedroom1. Access to this bedroom is gained through bedroom 1. Comprises of: Brown carpet, radiator, ceiling light, power sockets and vertical blinds.



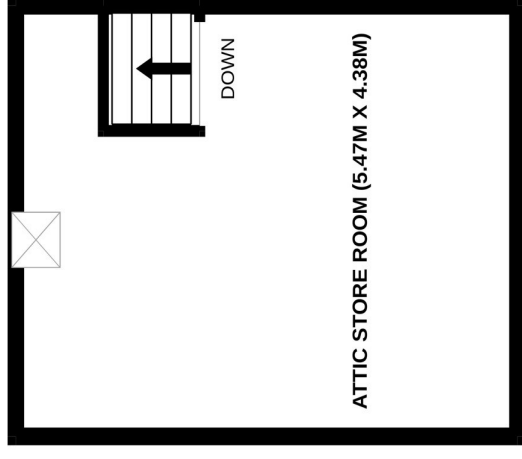
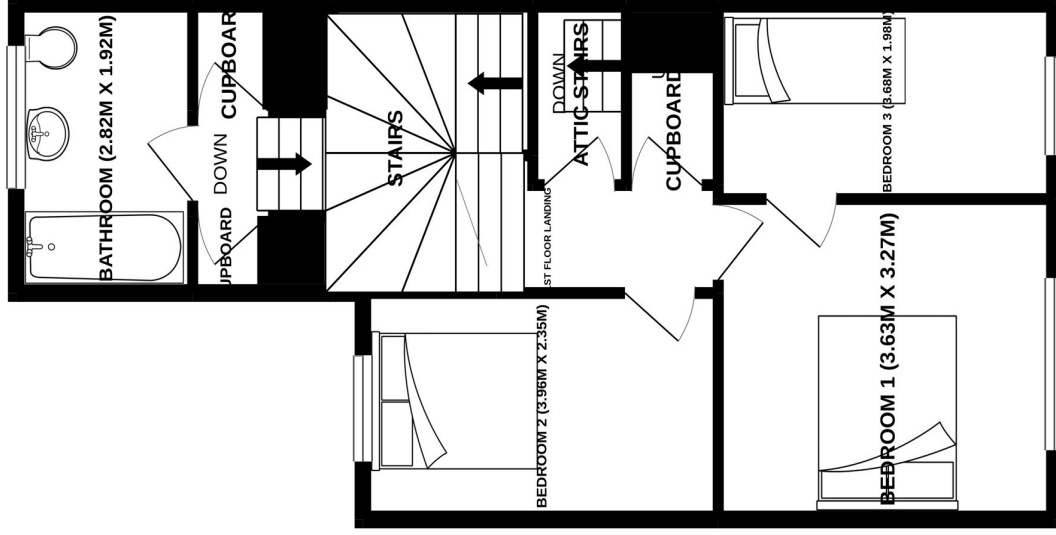
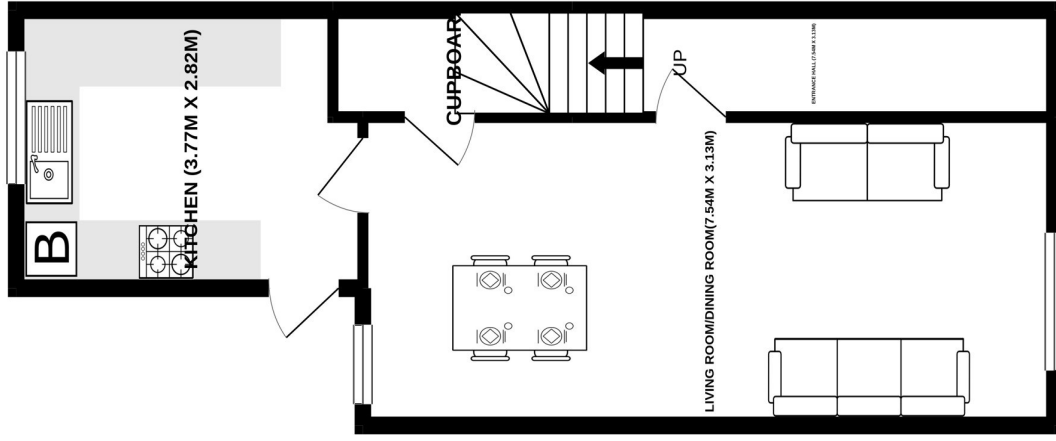
Attic Store Room (5.47m x 4.38m)

Entrance to this very spacious room can be gained from the 1st landing and up the steps. This room is carpeted with a brown carpet and has 2 strobes lights, skylight window and power sockets.



Rear Garden





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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INCLUDED IN THE SALE

All flooring, built-in appliances.

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

Please also enter the below link into your web browser to take a virtual tour of the property.

<https://fusion.realtourvision.com/210868>

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.

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