



**FORBES PROPERTY**  
PROPERTY, LETTING & MORTGAGE ADVICE

# HOUSE FOR SALE

**13 Glenbucthy Place  
Fraserburgh AB43 9QT  
Offers over £85,000**



Living Room



Kitchen



Rear Garden



## Property

### Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 2 DOUBLE BEDROOMS
- ✓ GAS HEATING
- ✓ DRIVEWAY
- ✓ ENCLOSED REAR GARDEN
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND A
- ✓ EPC RATING D

## About The

### Property

We are delighted to present this end-terrace two-bedroom house for sale. Access to the property is via the front door and through the path on the left side of the property leading to the rear garden and back door. This property comprises a living area, kitchen, bathroom, and two double bedrooms. Situated in Fraserburgh, within a walkable distance of all local amenities, including the bus station, banks, restaurants, schools, and tourist sites. This property would be an ideal proposition for a first-time buyer or to expand your rental portfolio.

## Why

### Choose Us

Forbes Property is an established estate agency that has been operating in the northeast of Scotland since 1988

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 professionalism.



FOR MORE DETAILS:  
**01346 517124**



**68 Broad Street,  
Fraserburgh, AB43 9AS**



VISIT OUR WEBSITE  
**[WWW.FORBESPROPERTY.CO.UK](http://WWW.FORBESPROPERTY.CO.UK)**

## **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 generous 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. This garden requires minimal watering and pruning.

### **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. 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.

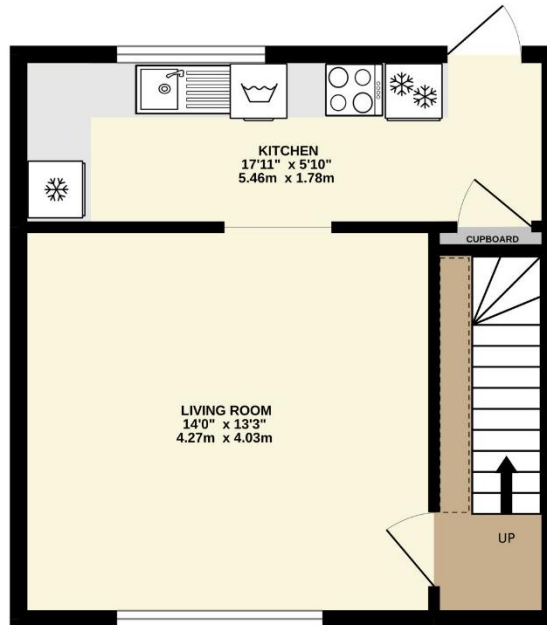
### **Parking:**

The property offers a driveway which provides convenience and security. Additional parking available on the street for guests or additional vehicles.

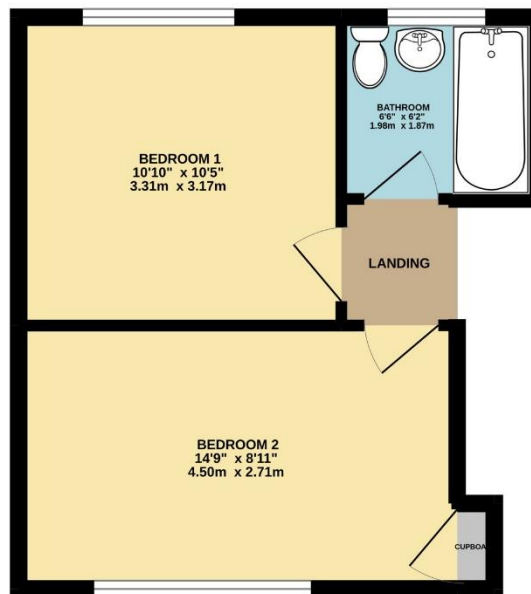
[Don't miss the opportunity to make this modern 2-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floor plan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2022



## Living room

( 4.27 x 4.03m )





# Kitchen

( 5.46 x 1.78m )





# Bedroom 1

( 3.31 x 3.17m )



## Bathroom

( 1.98 x 1.87m )



## Bedroom 2

( 4.50 x 2.71m )



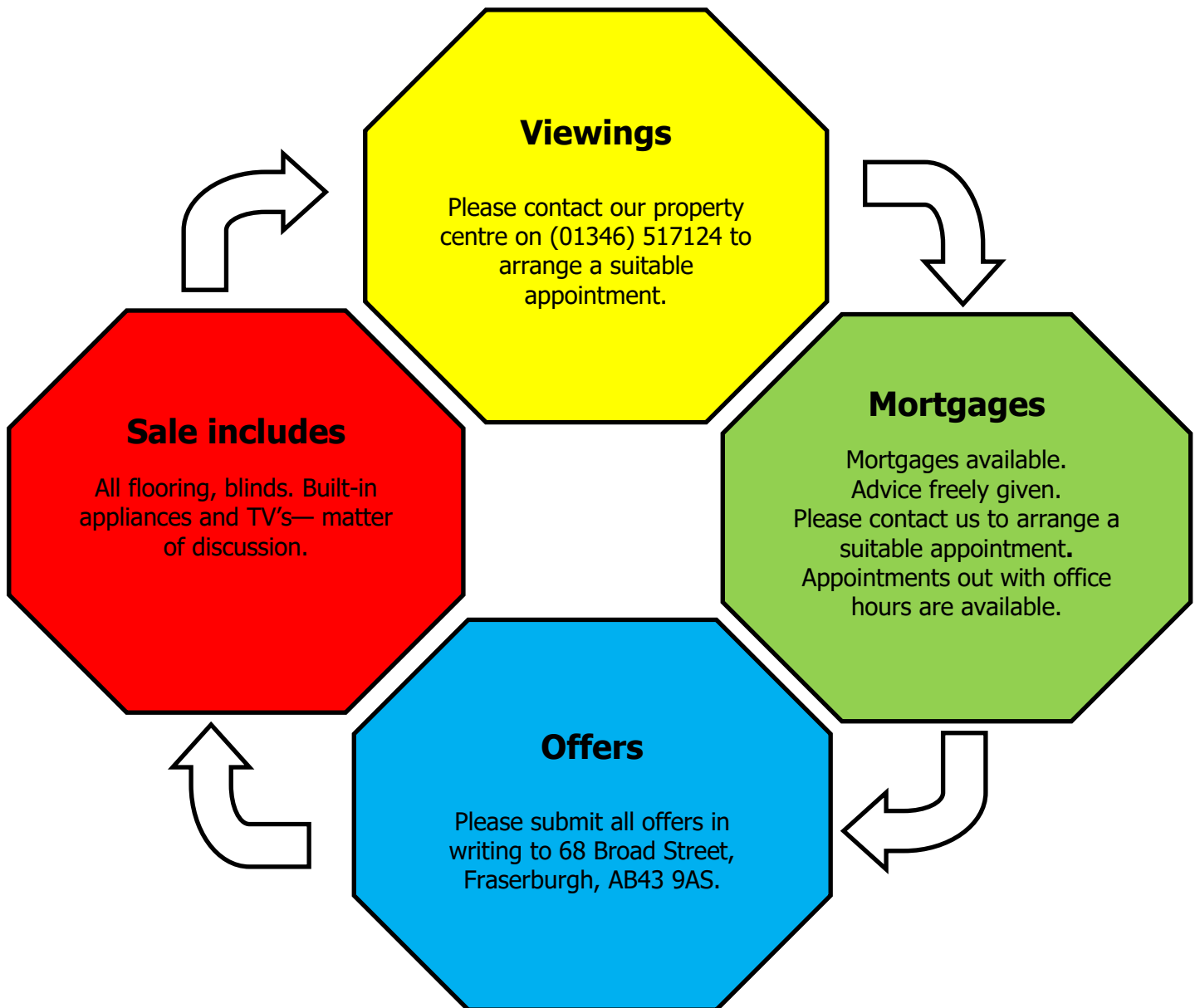




Rear Garden







**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.