FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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15 Rowan Grove
Fraserburgh, AB43 9AG

OFFERS OVER £40,000

We are delighted to offer this two bed flat in Fraserburgh located on the 1st floor of this building which overlooks Gallowhill Road area. The flat comprises of a living room, kitchen, Bathroom and Two good size bedrooms.

This property is easy maintained and needs little work. Its close to all amenities of the town and would make a ideal buy for a first time buyer or just to add to a rental portfolio. Only a 5 minutes from the shore line which is good if you enjoy walking.

The flat has double glazing and electric heating.

Band (D) on the EPC scale.

Front door & hallway ()

The front door is located on the first floor and is clearly numbered. The hall of the building has a light switch right next to the door which gives ample light. Inside landing gives access to all rooms which are all one level. There are also two storage cupboards in this hallway and a cupboard box which holds the electric meter and fuse box.

Living room & Balcony ()

The living room is a good size with a large window with a street view and a door that gives access to the small balcony. There is a smaller window also so this room gets plenty of natural light. The walls are white, wood effect laminated flooring, a radiator and a central ceiling light.

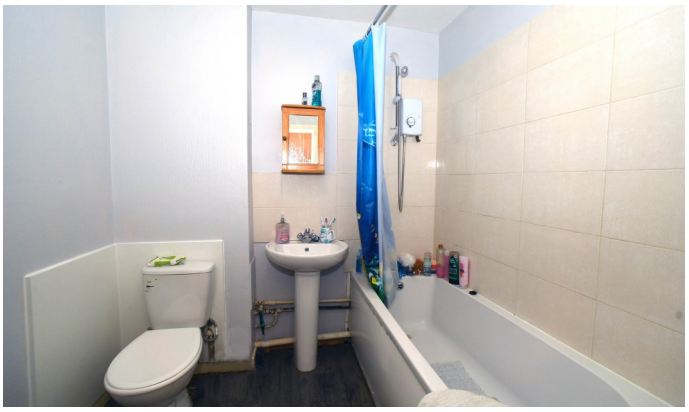
Kitchen ()

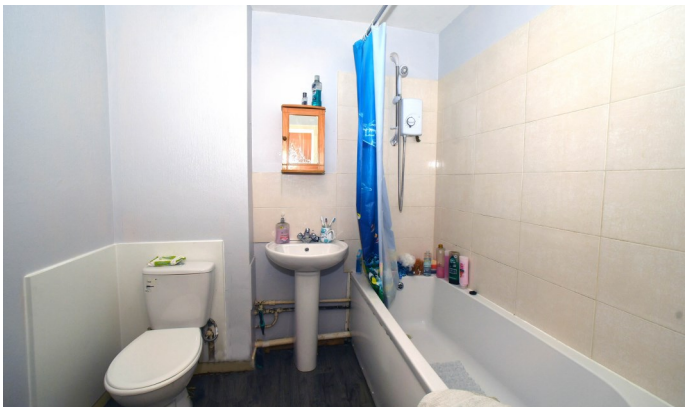
The kitchen has a window which overlooks the other flat building of rowan grove. The wall and base units are beige with wooden trim and light beige marble effect worktops. There is a built-in cupboard at one end of the kitchen and an area where can store a fridge freezer. The walls are papered in a mix of white and beige making this room look more spacious.

Bathroom ()

The bathroom is a good size and comprises of a 3 piece bathroom suite (a white bath, toilet and sink). Beige tiles surround the bath and sink area. Large light colour wall tile surrounding the toilet and dark wood effect laminated flooring.

This bathroom has a bath with an electric shower, shower curtain and wooden mirror wall cabinet.





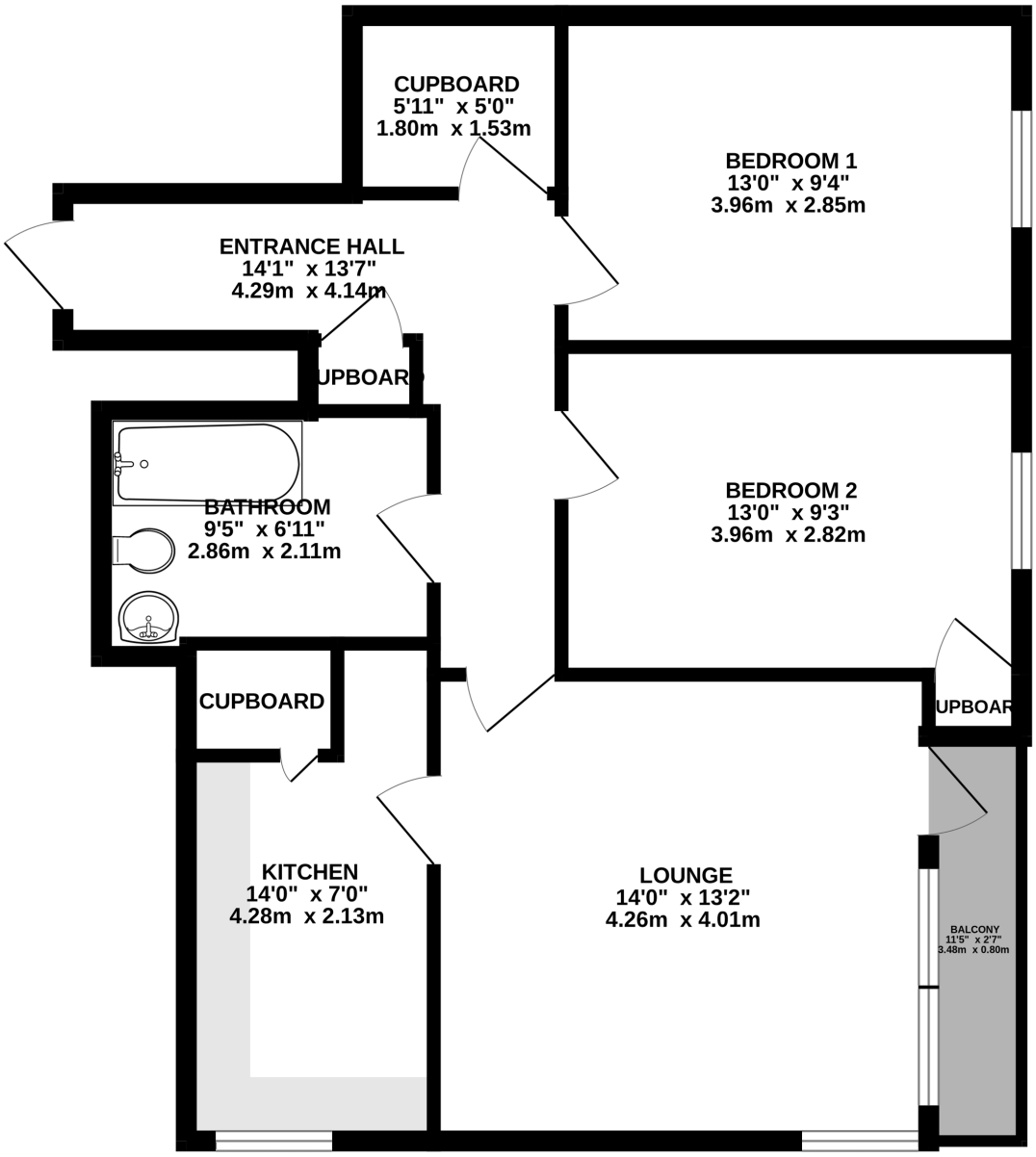
Bedroom 1 ()

Good size window opens up the bedroom with a natural light. Wood effect laminated flooring, neutral painted walls, radiator, central ceiling light. This room also has a storage cupboard built-in to create more space in the room.

Bedroom 2 ()

Good size window opens up the bedroom making it look spacious. This room comprises of Wood effect laminated flooring, neutral—painted walls, a radiator and a central ceiling light.

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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INCLUDED IN THE SALE

All flooring, curtains , 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.

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