

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

Contact Details

Forbes Property
68 Broad Street
FRASERBURGH
AB43 9AS.

tel. 01346 517 124

fax. 01346 517 125

Email. enquiries@forbesproperty.co.uk

Agent Registration no: 14307/110/20380

Scottish Letting agent registration no: LARN1905004

49B BARRASGATE ROAD FRASERBURGH AB43 9DQ

!! £5,000 UNDER HOME REPORT VALUATION !!
OFFERS OVER £60,000

REDUCED PRICE



We are pleased to offer for sale this spacious five/six-bedroom flat, located on the first and second floors of the building. The first floor comprises an entrance hallway, lounge, bedroom 1, kitchen, a small hallway, and shower rooms 1 and 2. The second floor includes bedrooms 2, 3, 4, and 5, as well as storage rooms. Access to the property is gained through the front entrance and up the staircase. There are two shared storage rooms in the communal stairway—one on the ground floor and one on the first floor. The rear garden is also shared.

This property is conveniently situated near the town centre and just a short walk from the bus station, Fraserburgh's Heritage Centre, and lighthouse. It would be an ideal home for a family or investor.

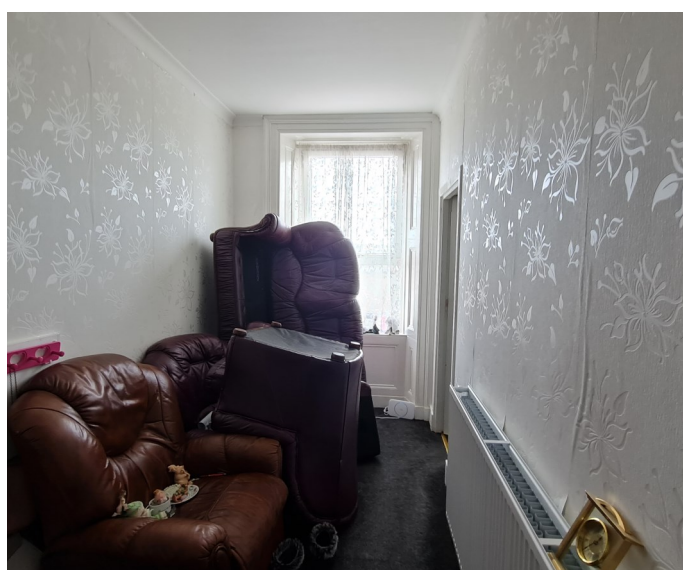
The property benefits from gas central heating and double glazing.

EPC Rating: D

Entrance Hallway

(4.60m x 3.42m)

The entrance hallway serves as the heart of the property, providing access to the lounge, bedroom 1, a small hallway leading to shower rooms 1 and 2, and an opening that leads to the kitchen and staircase. Located on the first floor, the hallway features a large front-facing window with a street view, black carpet, a ceiling light, and a radiator.



Lounge (4.75m x 3.95m)

This lounge is spacious and features a large street-facing window. The flooring is covered with black carpet, and it includes a central ceiling light, a radiator, and walls that are papered in neutral colours.



Small Hallway

(2.40m x 1.10m)

A small hallway off the main landing provides access to the walk-in airing cupboard and shower rooms 1 and 2. The walls are papered in white with a floral pattern, and the flooring features black carpet, complemented by a central ceiling light.



Shower Room 1

(2.68m x 2.59m)

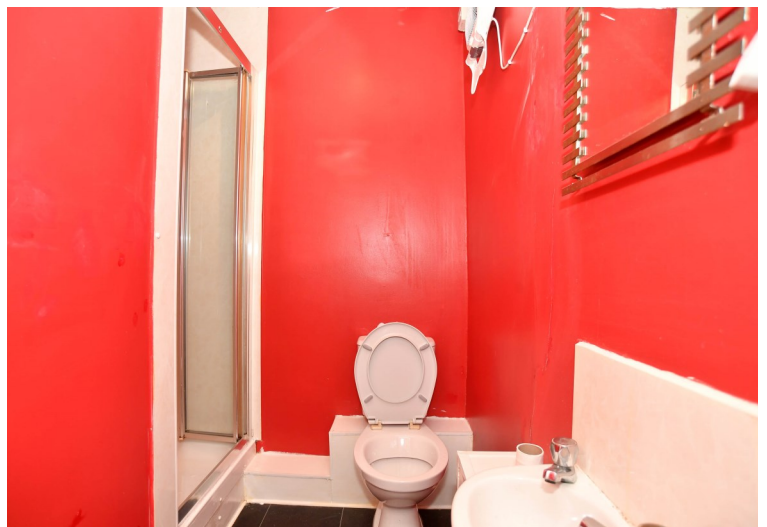
This is the larger of the two shower rooms, comprising dark tile-effect vinyl flooring, an electric shower with a glass enclosure, and cream wet wall panels. It also features a white toilet, a white sink, a rear-facing window, a ceiling light, and a radiator.



Shower Room 2

(1.93m x 1.86m)

A smaller shower room comprising dark tile-effect vinyl flooring, a power shower with a glass enclosure, and cream wet wall panels. It also features a white toilet and a white sink.



Bedroom 1 (4.40m x 4.39m)

A good-sized L-shaped bedroom with a street view. This room features black carpet, a central ceiling light, and a radiator.



Kitchen (4.12m x 3.49m)

This is a good-sized kitchen that is in need of some TLC. The kitchen comprises beige and white wall and base units, wood-look worktops, a stainless steel sink, a ceiling light, and a mix of dark and light striped vinyl flooring.





Staircase

The staircase is located in the same area as the access to the kitchen. The flooring is covered with black carpet, and the walls feature pink striped wallpaper. The woodwork is painted white, giving the space a fresh appearance.

2nd Floor Landing (2.52m x 2.34m)

The landing at the top of the stairs provides access to bedrooms 2, 3, 4, and 5. The flooring is covered with black carpet that extends from the stairs to the second-floor landing. A Velux window above the stairs allows plenty of natural light to flood the area, making it feel fresh and airy.



Bedroom 2 (4.30m x 2.90m)

This bedroom features a rear-facing Velux window, red carpet, a radiator, and three ceiling spotlights. There is also a built-in cupboard.



Bedroom 3(4.20m x 4.02m)

This double bedroom features a large front-facing window with a street view. The carpet is green, and the walls are papered with plain light wallpaper. It also includes a central ceiling light and a radiator.





Bedroom 4, Box Room **(2.29m x 2.23m)**

A small room with a Velux window that can be used as a study or office. This room features a green patterned carpet and a wall light.

Bedroom 5 (4m x 4m)

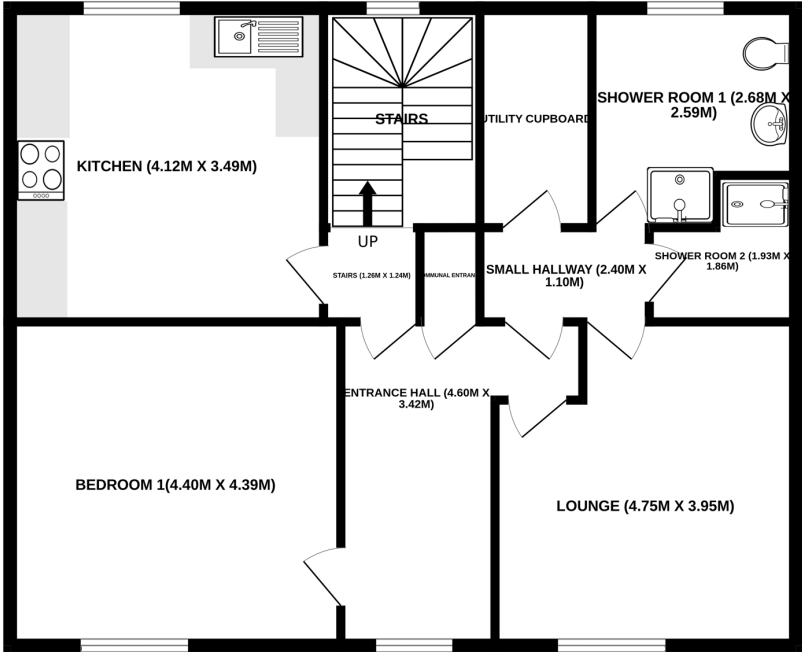
This double bedroom features a large front-facing window with a street view. The carpet is green, and the walls are papered with white wallpaper. It also includes a central ceiling light and a radiator.



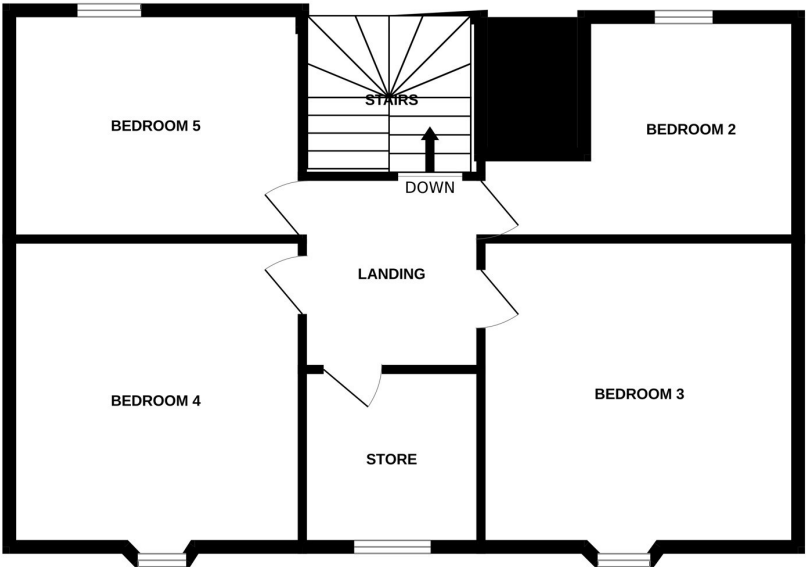
Bedroom 6 (4m X 2.90m)

This bedroom features a rear-facing Velux window, a purple carpet, and a radiator. The walls are papered with white wallpaper to create a more spacious feel and to reflect natural light.

GROUND FLOOR



1ST FLOOR



INCLUDED IN THE SALE

All flooring, blinds, some furniture.

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