FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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49B BARRASGATE ROAD FRASERBURGH AB43 9DQ

!! £5,000 UNDER HOME REPORT VALUATION !!

OFFERS OVER £65,000

REDUCED PRICE

We are pleased to offer for sale this spacious 5/6 bedroom maisonette, Located on the 1st & 2nd floor of the building. 1st floor comprises of: Entrance hallway, lounge, bedroom 1, kitchen, small hallway, shower room 1 & 2. The 2nd floor comprises of: Bedrooms 2, 3, 4, 5 and store room.

Entrance to this property is gained from the front entrance then up the staircase. There are 2 shared storage rooms in the communal stairway. 1 on the ground floor and 1 on the 1st floor. The rear garden is also shared.

This property is located near the centre of town and a short walk to the bus station, Fraserburgh's Heritage centre and lighthouse. This would be the ideal home for a family or investor.

This property benefits from gas central heating and double glazing.

EPC Rating: D

Entrance Hallway

(4.60m x 3.42m)

The entrance hallway is the heart of the property that gives access to the lounge, bedroom 1, small hallway leading to shower rooms 1 and 2, another opening leading to the kitchen and staircase. The hallway is on the first floor and has a large front facing window with a street view, black carpet, ceiling light and radiator.

Lounge (4.75m x 3.95m)

This lounge is spacious and has a large street facing window. The flooring is a black carpet also a central ceiling light, a radiator and the walls are papered in neutral colours.

Small Hallway

(2.40m x 1.10m)

A small hallway which comes off the main landing gives access to the walk-in airing cupboard, shower room 1 & 2. The walls are papered in white with a floweret pattern , black carpet, central ceiling light.

Shower Room 1

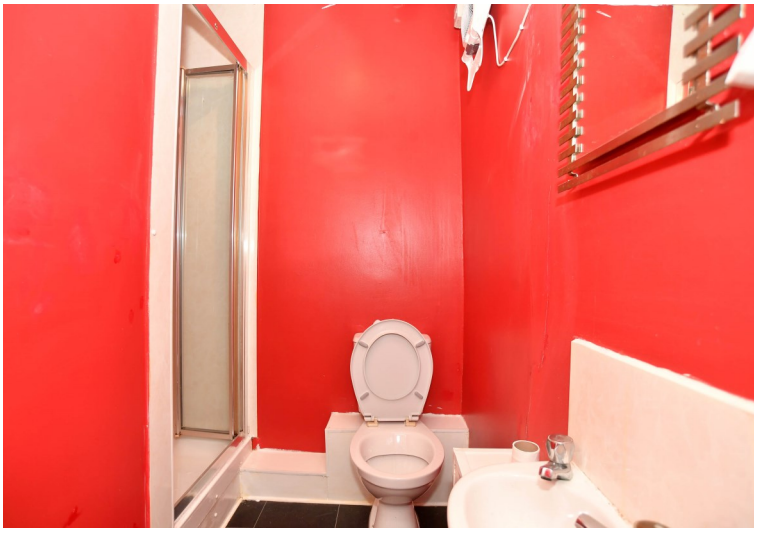
(2.68m x 2.59m)

This is the larger shower room of the two which comprises of: dark tile effect vinyl, electric shower with glass enclosure and cream wet wall panels, white toilet, white sink, rear facing window, ceiling light and radiator.

Shower Room 2

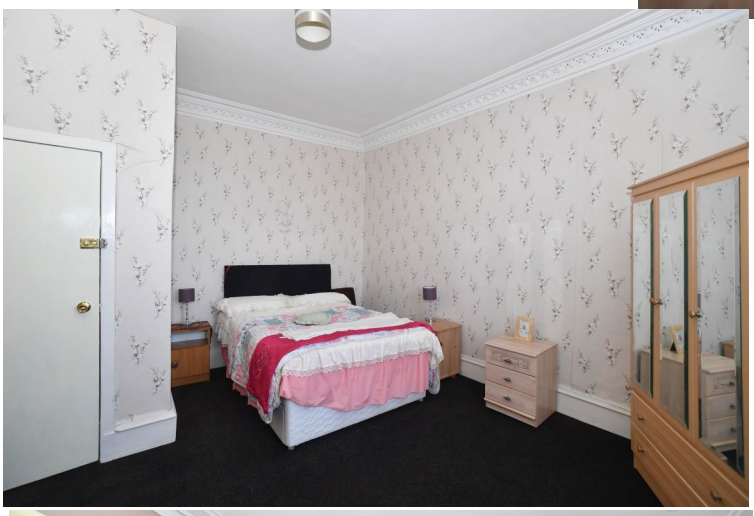
(1.93m x 1.86m)

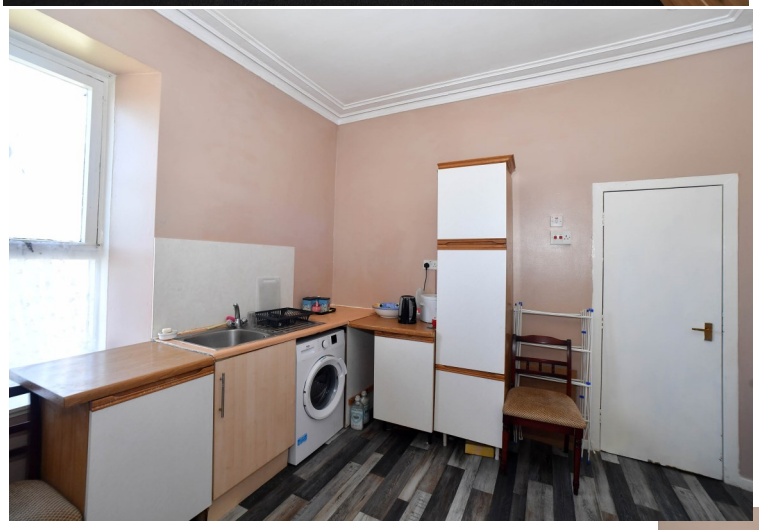
A smaller shower room which comprises of: dark tile effect vinyl, power shower with glass enclosure and cream wet wall panels, a white toilet, white sink.



<u>Bedroom 1</u> (4.40m x 4.39m)

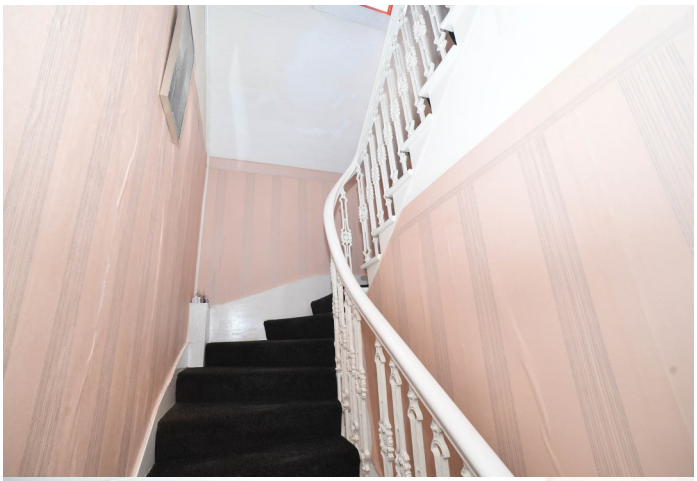
A good size L–shaped bedroom with has a street view. This bedroom has a black carpet, central ceiling light, radiator.

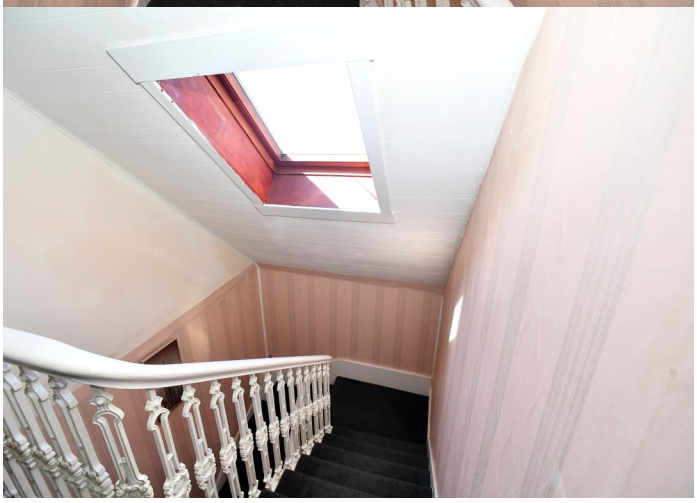




<u>Kitchen</u> (4.12m x 3.49m)

This is a good size kitchen but is in need of some T.L.C. The kitchen comprises of: beige and white wall and base units, wood look worktops, stainless steel sink, ceiling light, mix of dark and light colour stripped vinyl for the flooring.



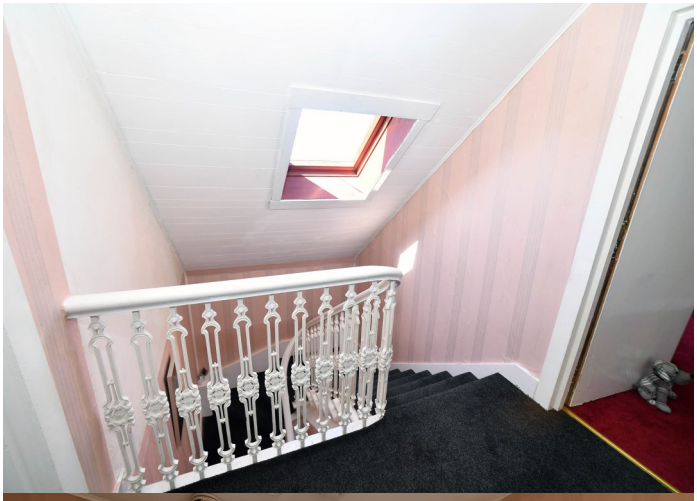


staircase

The staircase is located in the same area as the access to the kitchen . The flooring has a black carpet and has pink striped paper on the walls. The wood is painted white to give it a nice fresh look.

2nd Floor Landing (2.52m x 2.34m)

The landing at the top of the stairs gives access to bedrooms 2,3,4 and 5. The flooring is a black carpet which covers the stairs to the 2nd -floor landing. The landing has a Velux window which is located above the stairs which gives you plenty of natural light and makes this area fresh and airy.



<u>Bedroom 2</u> (4.30m x 2.90m)

This bedroom has a rear -facing Velux window, a red carpet, a radiator and 3 ceiling spotlight. There is a cupboard built-in.

<u>Bedroom 3</u>(4.20m x 4.02m)

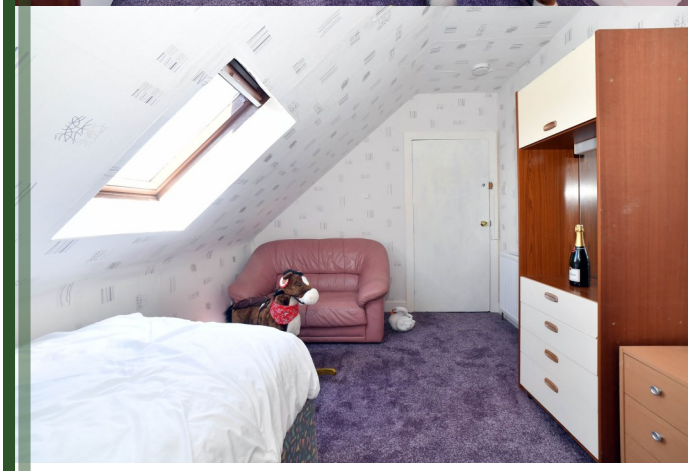
This double bedroom has a large front-facing window With a street view. The Carpet is green and the walls are pa-pered with plain light paper, central ceiling light and a radi-ator.

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

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

Bedroom 5 (4m x 4m)

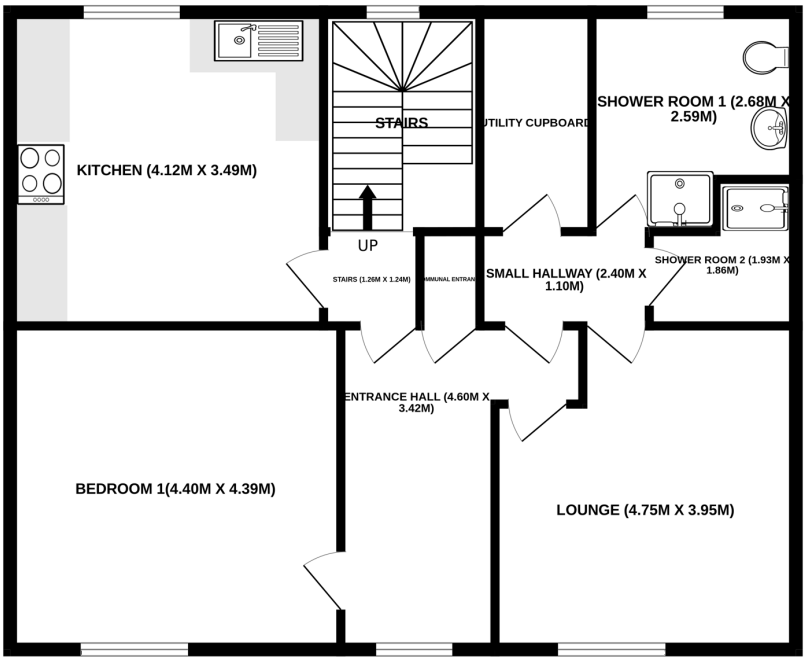
This double bedroom has a large front-facing window with a street view.The carpet is green and the walls are papered with white paper, a central ceiling light and a radiator



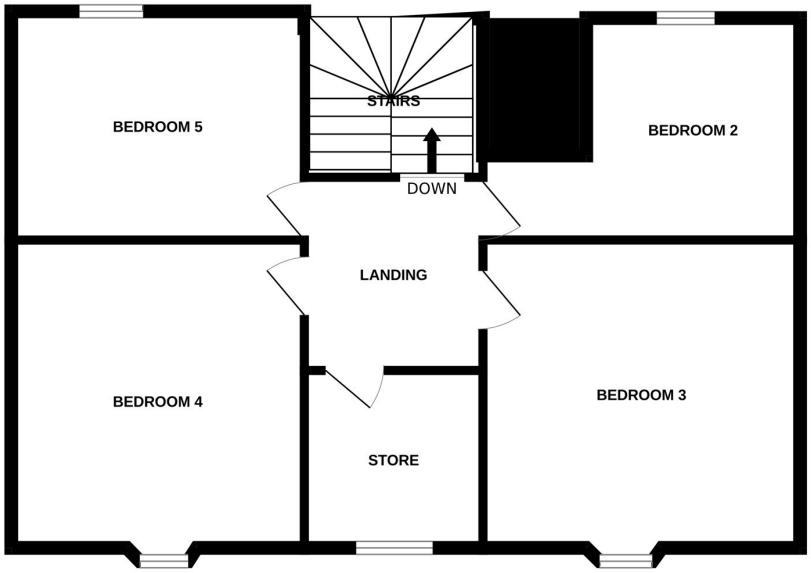
Bedroom 6 (4m X 2.90m)

This bedroom has a rear-facing Velux window, a purple carpet and a radiator. The walls are papered with white paper to make more spacious and also reflect the 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**