

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

Scottish Letting agent registration no: LARN1905004

23 SHORE STREET FRASERBURGH AB43 9EA **OFFERS OVER £85,000**



We are pleased to offer for sale this spacious three-bedroom end-terraced house with a large electric door garage. Decorated to a very high standard, fresh neutral colours flow throughout the two floors of this property. 23 Shore Street is an ideal home for an investor, family, or couple. Viewings are highly recommended.

This property comprises:

Ground Floor: Entrance vestibule, hallway leading to the kitchen and stairs to the first-floor landing.

First Floor: Landing leading to bedroom 1, lounge, and stairs to the second floor.

Second Floor: Landing leading to the bathroom and bedrooms 2 and 3.

The property benefits from gas central heating and double glazing. A sprinkler system has been fitted throughout. EPC Rating: E.

Entrance Vestibule (2.62m x 1.75m)

Access to this property is gained from the street, leading through the front door into a welcoming entrance vestibule. This area comprises light grey wooden flooring, a ceiling light, a glass-panel door that leads into the hallway, a radiator, and a built-in cupboard housing the electric meter and fuse box.



Hallway (5.09m x 1.95m)

The hallway is spacious and leads to the kitchen and stairs to the first-floor landing. There is ample room for a sitting area. It comprises light grey wooden flooring, a ceiling light, a wall light, power sockets, and a central heating thermostat.



Kitchen (3.77m x 2.28m)

A modern, generously sized kitchen that overlooks Fraserburgh harbour. This contemporary kitchen features dark grey gloss wall and base units, light grey marble worktops, and a small breakfast bar that accommodates two people. It includes a black/silver integrated Lamona oven, a black integrated Lamona hob, and a stainless steel integrated cooker extractor fan hood. Additional features include three ceiling spotlights, an integrated under-counter fridge, wooden flooring, power sockets, a cupboard housing the Logic+ boiler, and a built-in cupboard that holds the central heating timer clock.



Stairs and 1st Floor Landing (3.61m x 1.94m)

Beige patterned carpet, three ceiling spotlights, a built-in storage cupboard, and a radiator lead to bedroom 1, the lounge, and the stairs to the second-floor landing.

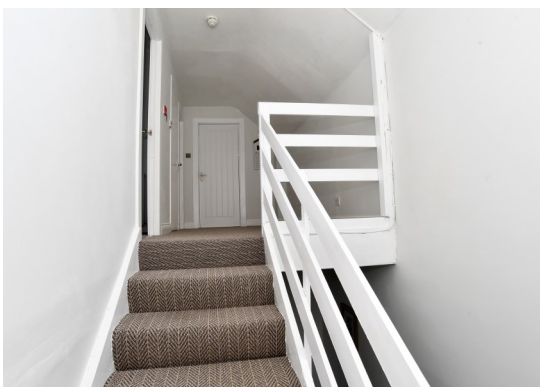
Bedroom 1 (6.39m x 2.36m)

A very large bedroom with two windows overlooking Fraserburgh harbour. This room is light and airy, with plenty of natural light flowing through. It features beige patterned carpet, two ceiling lights, power sockets, and a radiator.



Lounge (4.31m x 4.31m)

A good-sized living room with a view of the harbour. The lounge features a brown carpet, a decorative fireplace with an electric fire, a ceiling light, power sockets, a TV point, and a radiator.



Stairs and 2nd Floor Landing (3.63m x 1.94m)

The stairs and second-floor landing are carpeted with a beige/brown carpet and feature three spotlights and a built-in storage cupboard. A large skylight window allows plenty of natural light to flow through the stairs and landing. The second-floor landing leads to the bathroom and bedrooms 3 and 4.

Bedroom 2 (4.24m x 2.38m)

A small double bedroom with a harbour view. This room is carpeted with a beige/brown patterned carpet and features a double built-in wardrobe, a radiator, power sockets, and a ceiling light.



Bedroom 3 (4.31m x 3.86m)

Bedroom 3 is a large double bedroom with a great view of the harbour. There is also a large Velux window on the right-hand side of the room, allowing plenty of natural light to flow through. It is carpeted with a beige/brown carpet and features a ceiling light, power sockets, and a radiator.



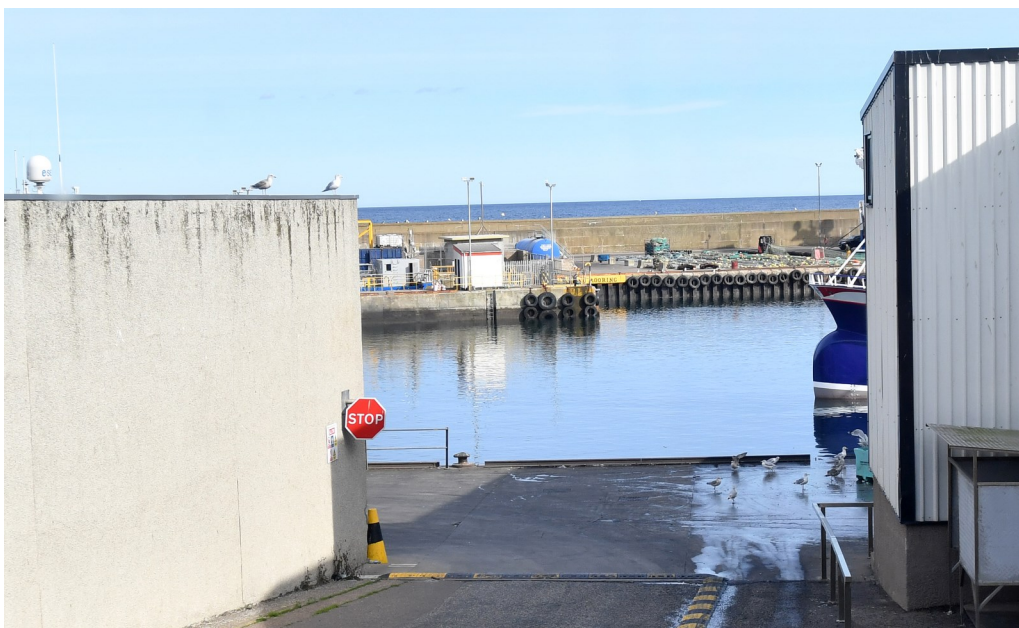
Bathroom

The bathroom is located on the second floor and comprises a three-piece white bathroom suite, grey wooden flooring, and an under-sink storage unit with wet wall panels around the bath area. It features a glass shower screen over the bath, a ceiling light, a heated chrome towel rail, a Mira electric shower, and a frosted glass window that allows natural light to flow through.

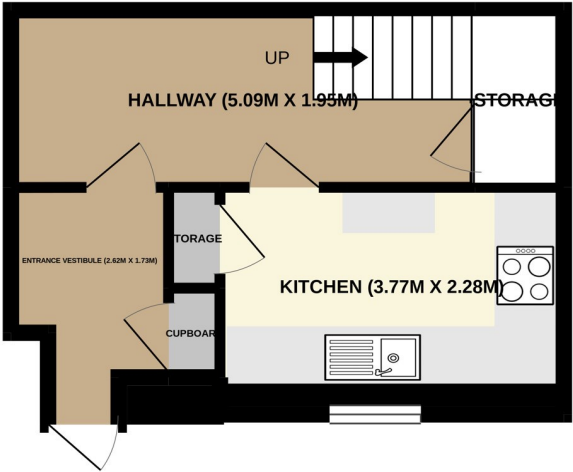


Garage

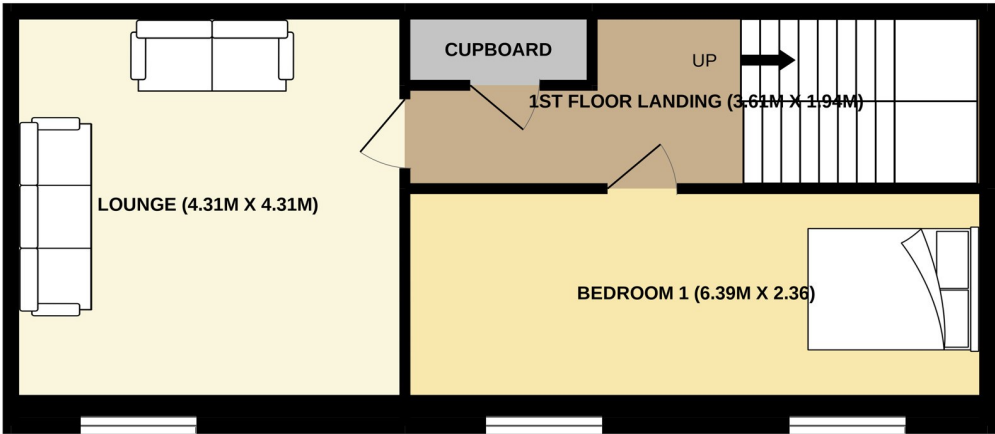
Access to the garage is gained from the street. The garage is a good size and is fitted with an electric door.



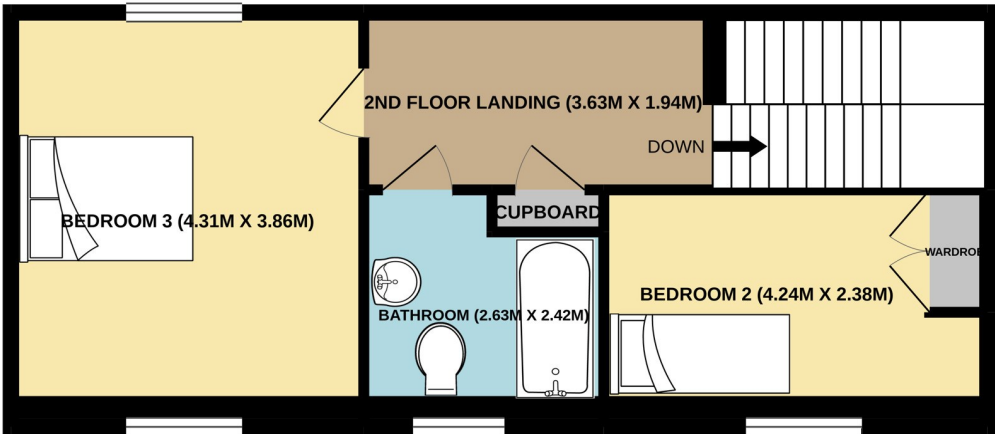
GROUND FLOOR



1ST FLOOR



2ND FLOOR



INCLUDED IN THE SALE

All flooring, blinds, built-in appliances sheds.

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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