

HOUSE FOR SALE

**21 Alva Crescent
Fraserburgh
AB43 8QJ**

**Offers over
£110,00**



Living room



Bedroom



Kitchen



Property Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 3 DOUBLE BEDROOMS
- ✓ KITCHEN AND DINER
- ✓ ENCLOSED REAR YARD
- ✓ GAS HEATING
- ✓ DOUBLE-GLAZING
- ✓ EPC RATING C

About The Property

We are pleased to offer for sale this 3 bedroom, mid-terrace house in the quiet area of Fraserburgh. It has many amenities, such as in Primary Schools, College, Medical Practice, Shops and Post Office, and a choice of Grocery Stores, can be found within less than a mile. Entrance to this property is gained off the street through the front door which leads to the entrance hall as well as from the rear entrance can be accessed through the back yard or side lane. The ground floor consists of a living room, kitchen and Staircase which leads to the upper level and has a bathroom and 3 spacious bedrooms.

Why Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland for over 36 years.

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.

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 generously size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

Kitchen/Diner:

A combined kitchen and dining area provides a practical space for meal preparation and sharing meals with family and friends. This setup encourages social interaction and makes entertaining easy.

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. It could feature durable landscaping, such as native plants or gravel paths, requiring minimal watering and pruning.

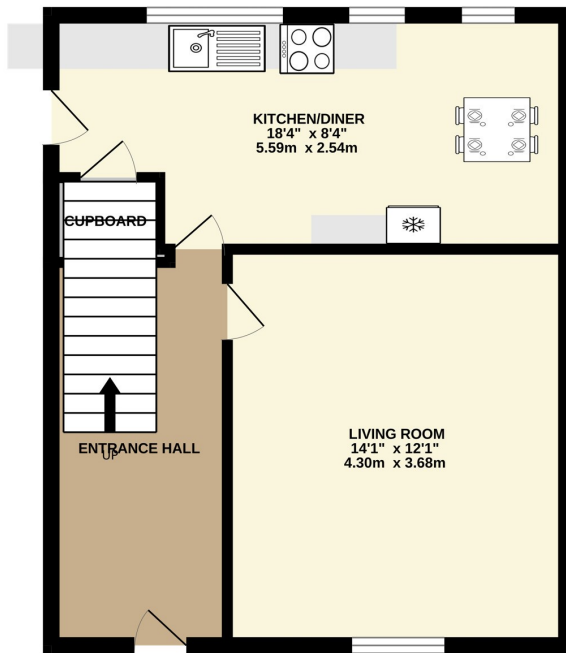
Close to All Amenities: Proximity to essential amenities like shops, schools, parks, college and public transportation adds convenience to daily life. Residents can easily access services and activities without traveling far.

Easy Access for Travel: Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether it's commuting to work or embarking on weekend getaways, the property's location offers convenience for travelers.

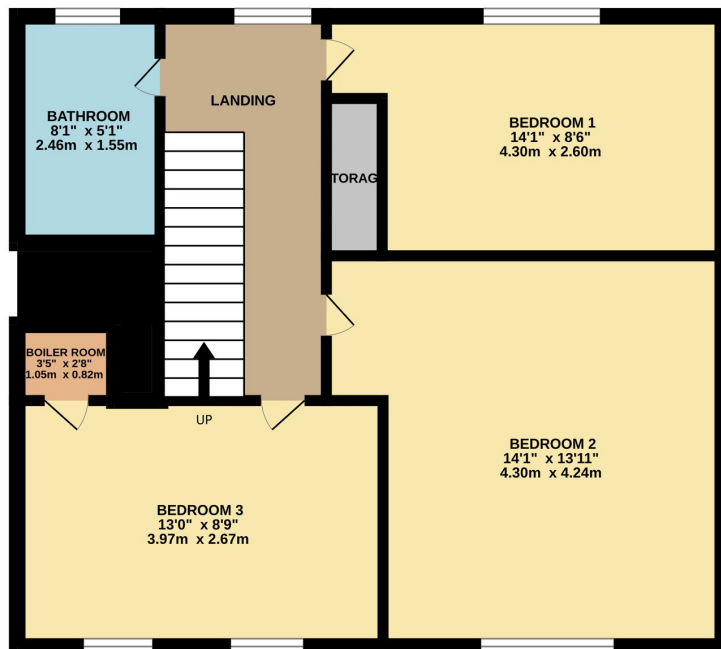
Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



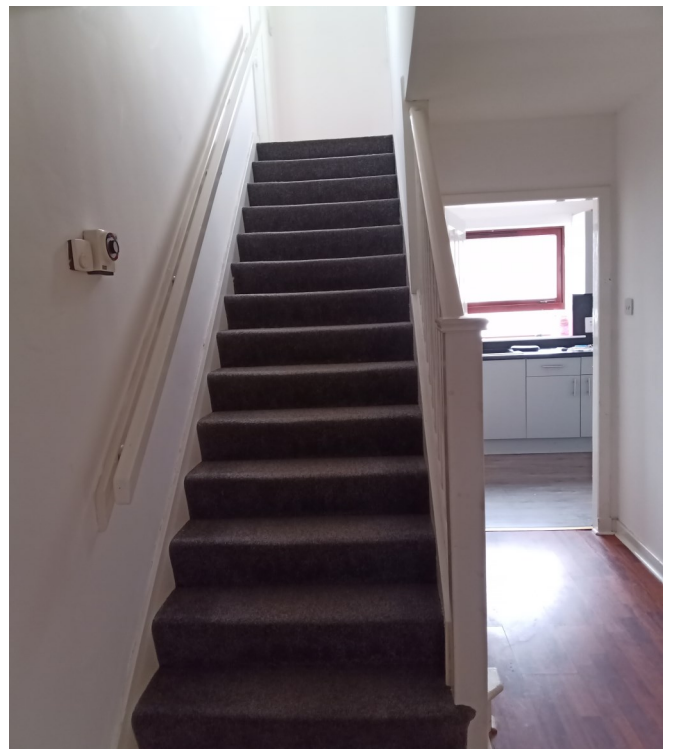
TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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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Front Entrance Area

1.91m x 4.30m



Living Room
3.68m x 4.30m



Kitchen and Diner
5.59m x 2.54m





Bathroom
1.55m x 2.46m



Bedroom one
1.55m x 2.46m

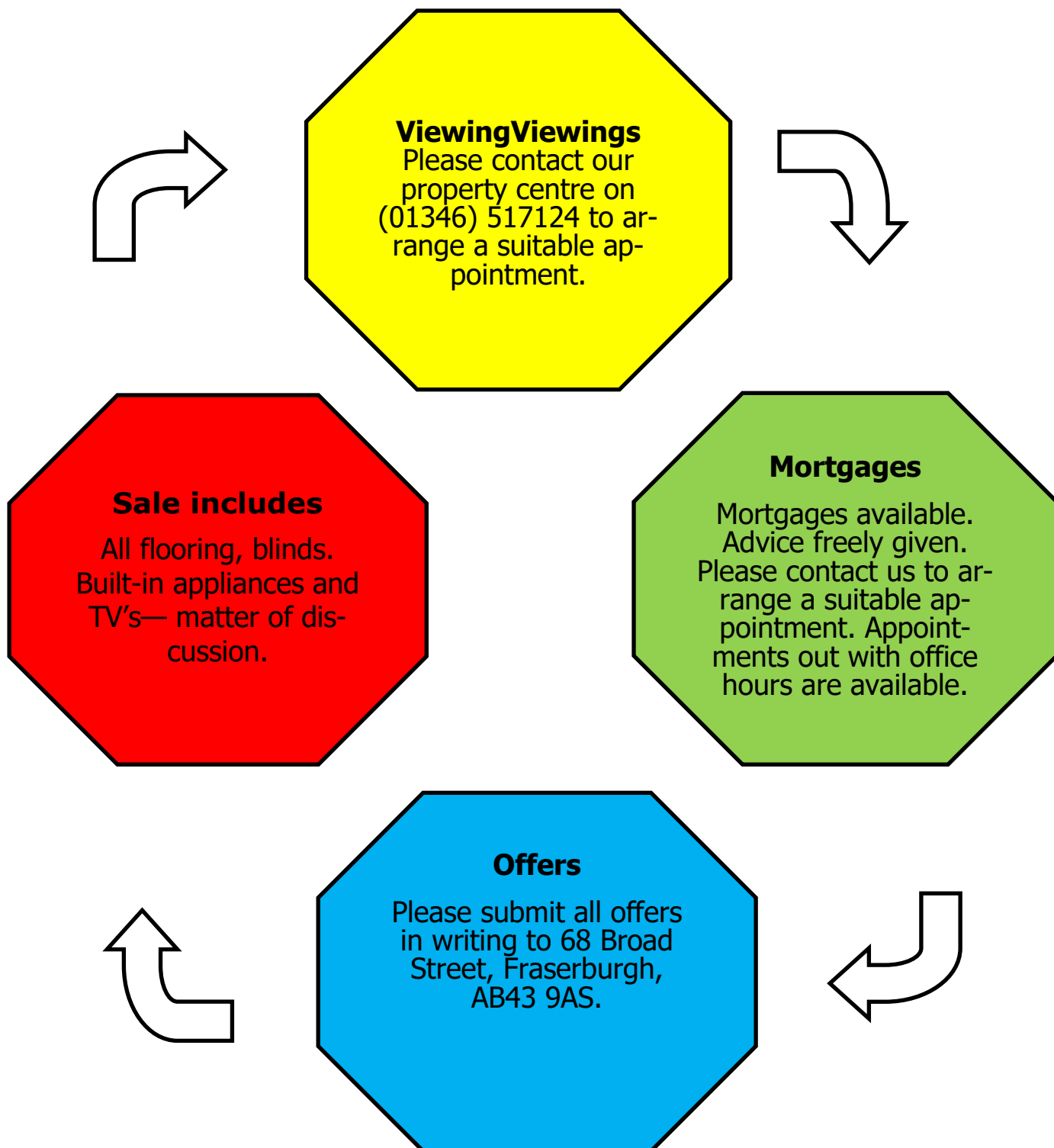


Bedroom two
4.30m x 4.24m



Bedroom three
3.97m 2.67m
Gas Boiler is located
in this bedroom





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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