FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

# HOUSE FOR SALE

**21 Alva Crescent**
**Fraserburgh AB439RW**

**!!!! £20,000 Under HRV !!!!**

**Offers over £20,000**

Property

## Features

- MID– TERRACE HOUSE
- 3 DOUBLE BEDROOM
- DOUBLE-GLAZING
- GAS HEATING
- EPC RATING C
- COUNCIL TAX BAND A
- FRONT AND REAR GARDEN

About The

## Property

We are pleased to offer for sale this 3-bedroom, mid-terrace house in the quiet area of Fraserburgh. All main amenities as in Primary Schools, College, Medical Practice, Shops and Post Office, and choices of Grocery Stores can all be found within less than a mile away. 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 the staircase which leads to the upper level and consists of the 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

FOR MORE DETAILS:
01346 517124

68 Broad Street,
Fraserburgh, AB43 9AS

VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

# 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.

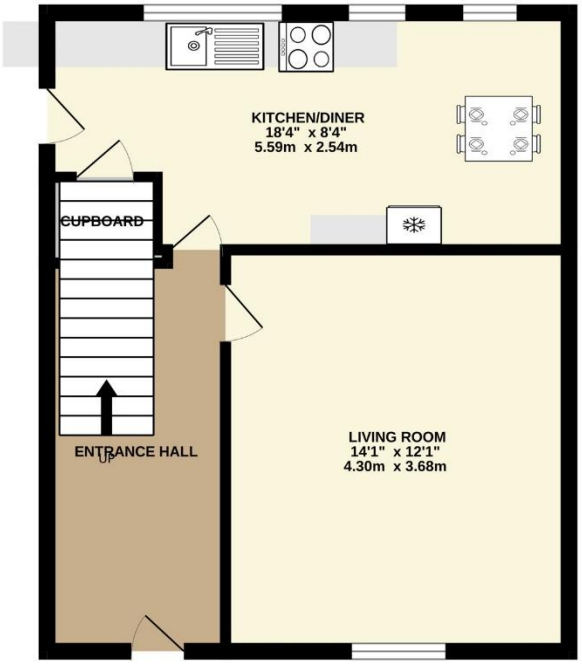
**Close to All Amenities**:
Proximity to essential amenities like shops, schools, parks, college and public transportation adds convenience to daily life. Residents can easily access services and activities without traveling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

**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 travellers.

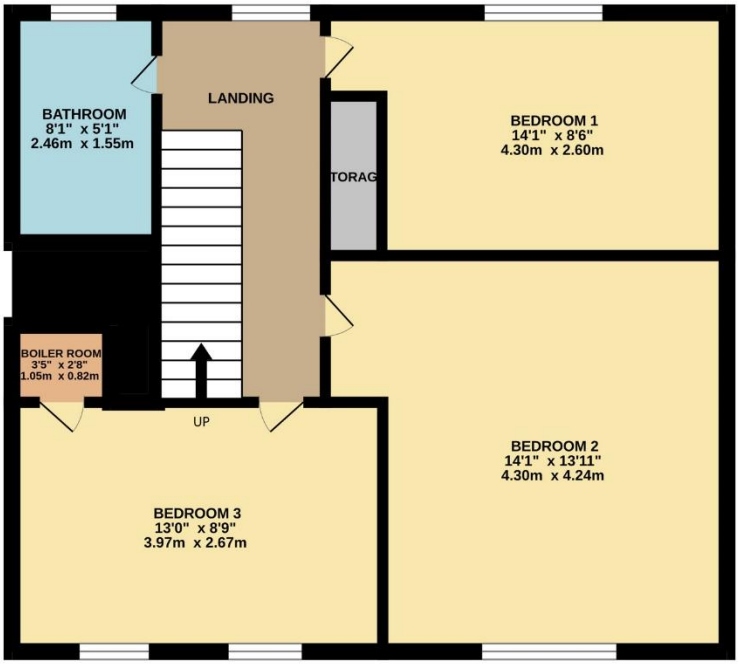
Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.

# Floor plan

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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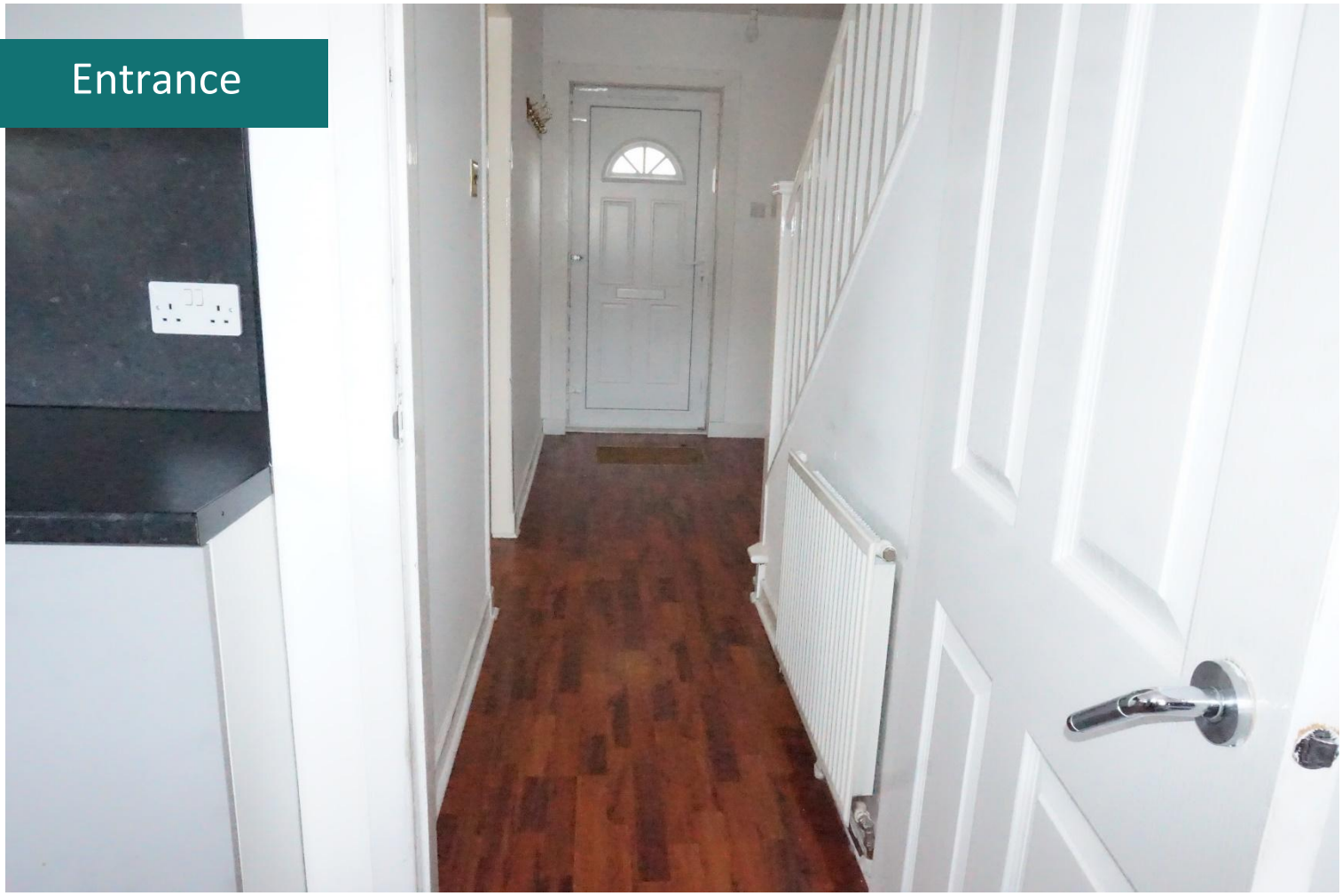
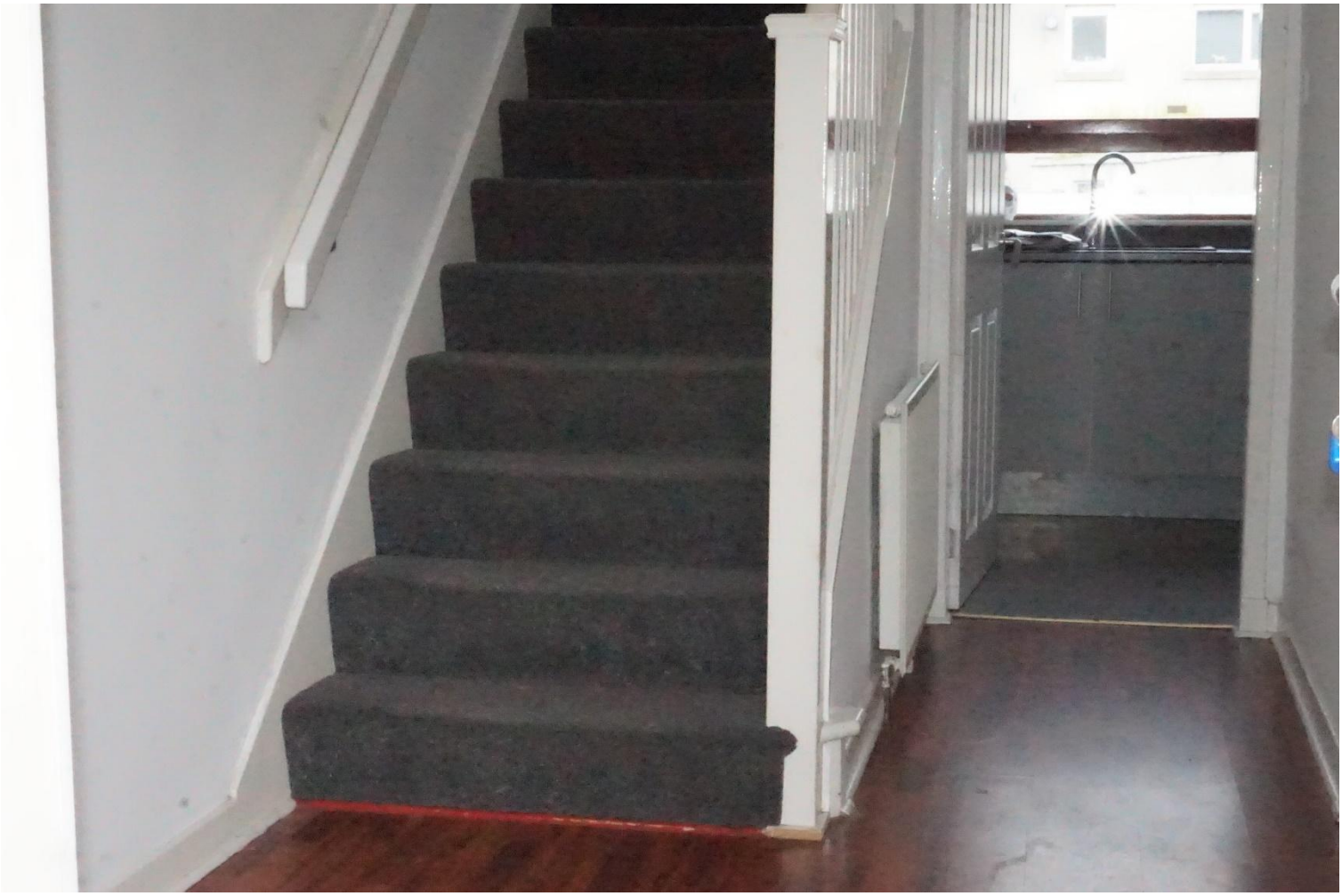
## Entrance





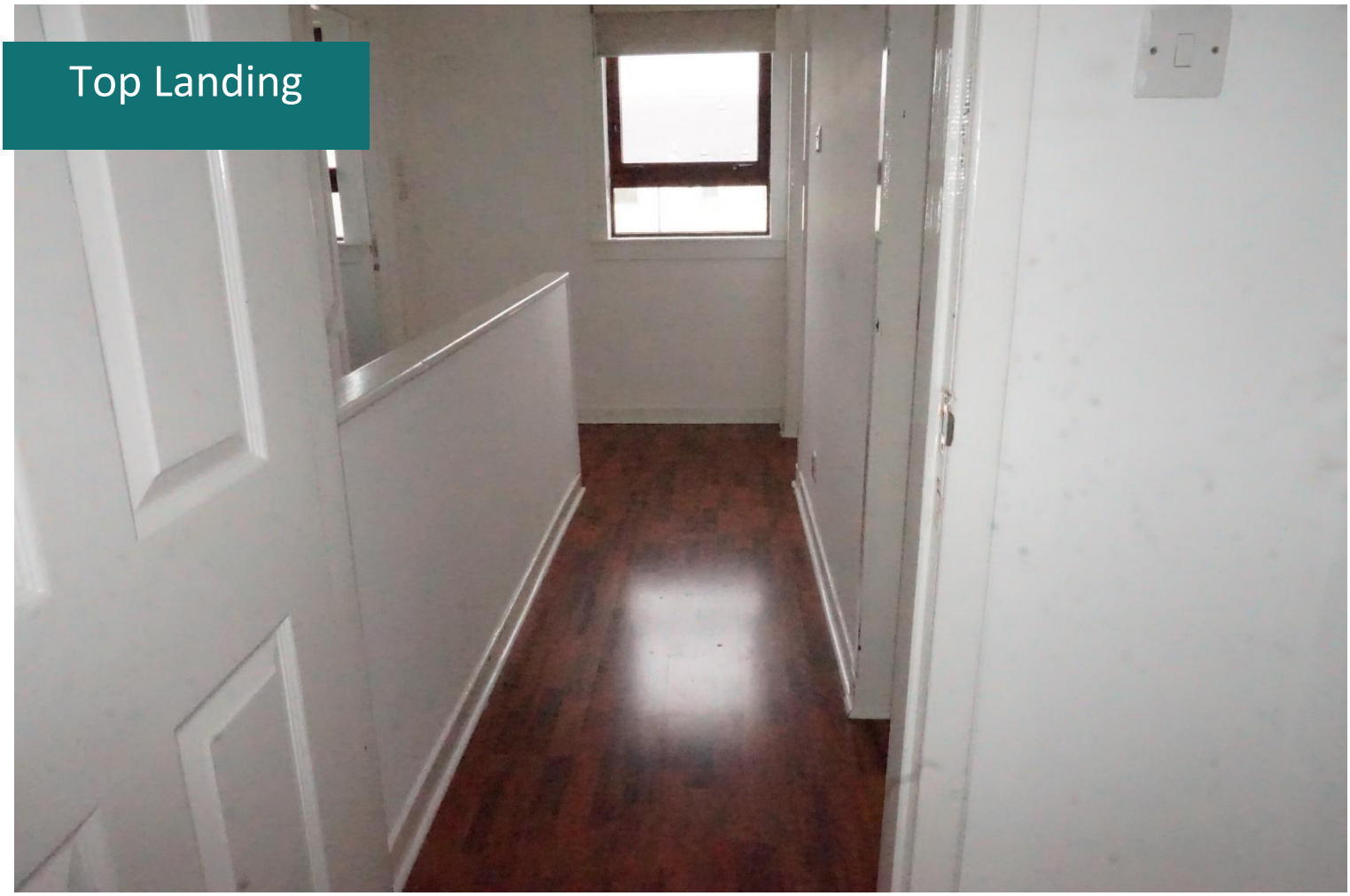
# Living Room

(4.30mX 3.68m)

# Kitchen

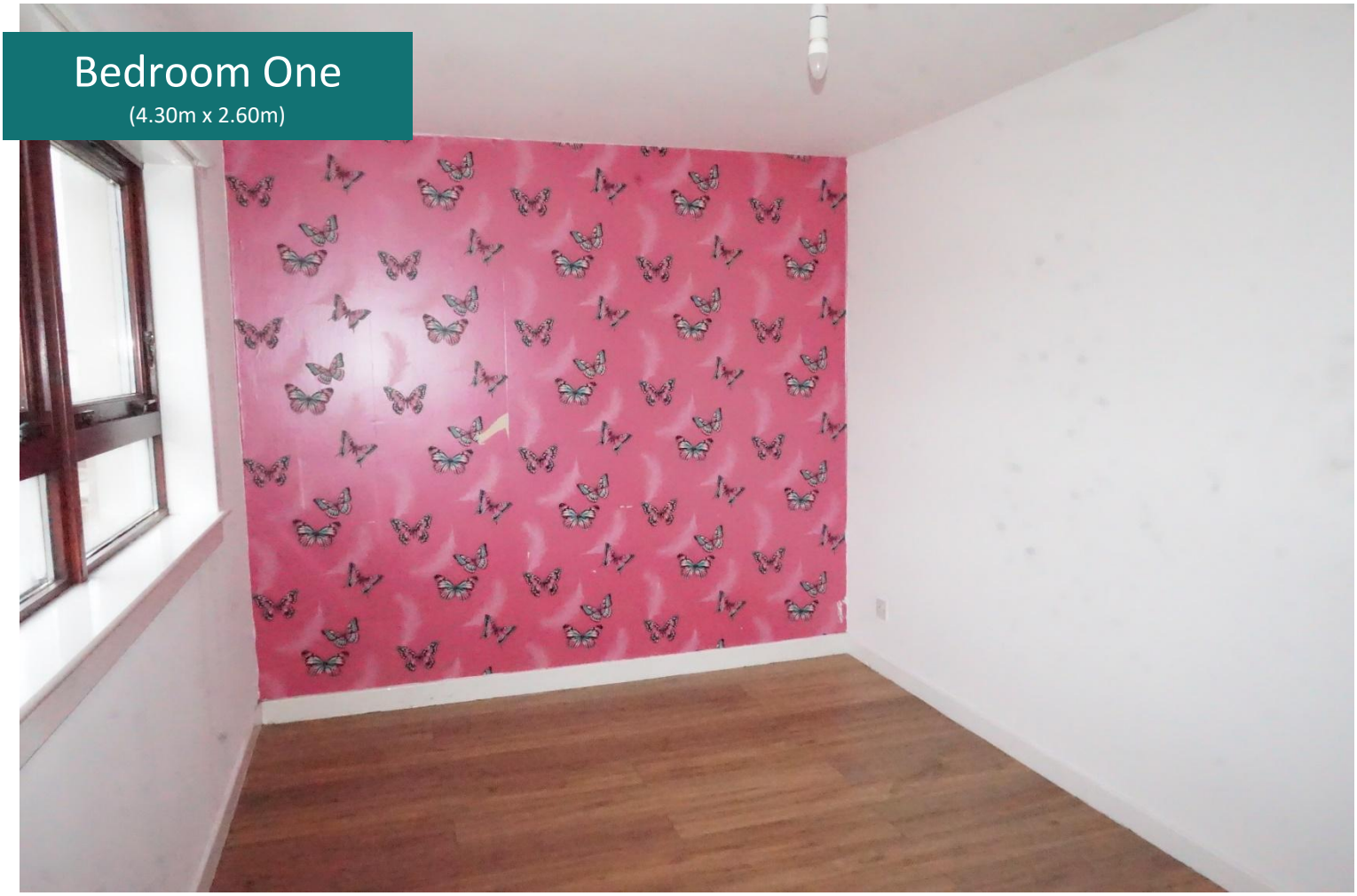
(5.59m x 2.54m)

Bathroom
(2.46m x 1.55m)


Top Landing

# Bedroom One

(4.30m x 2.60m)



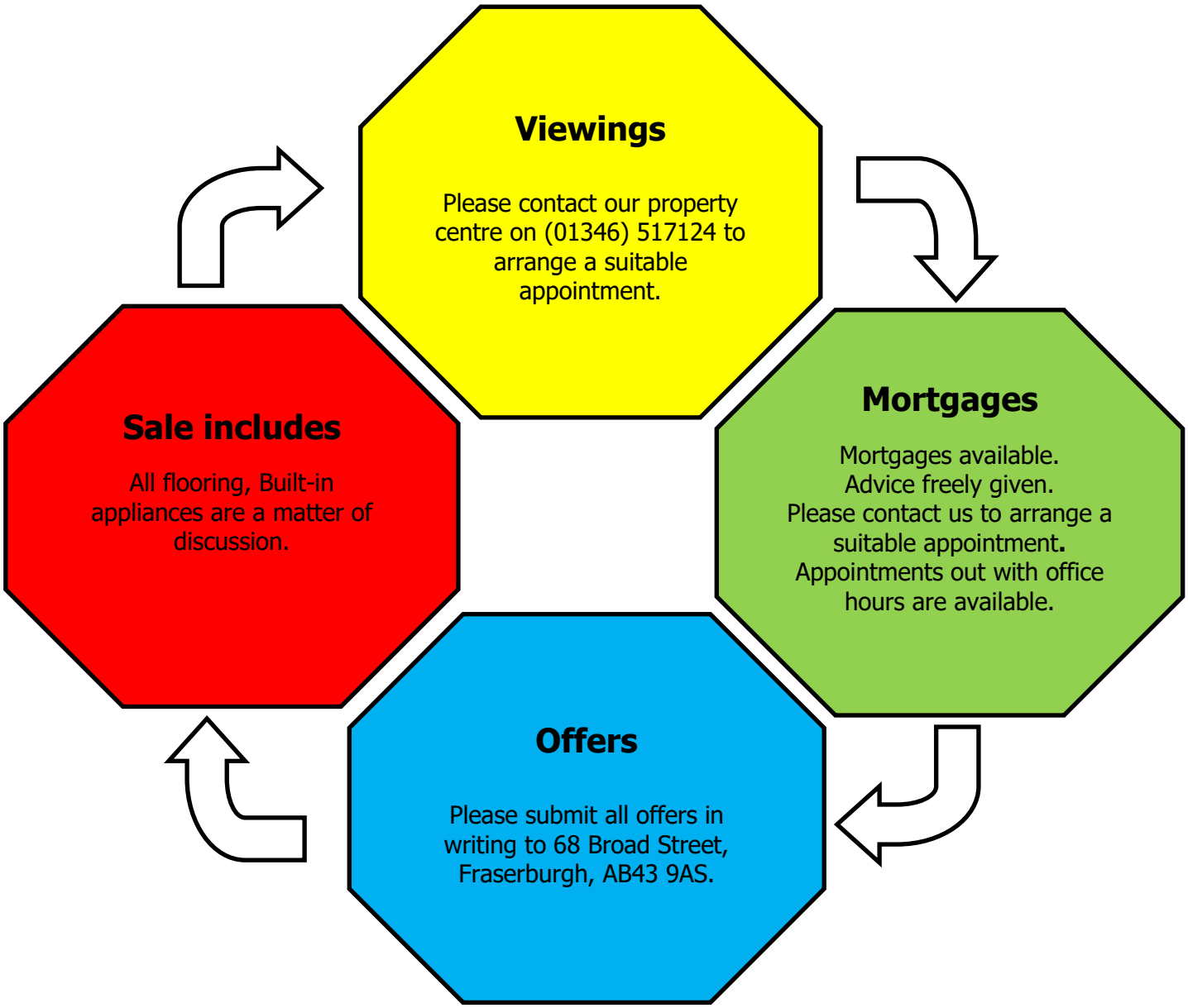
# Bedroom Two

(4.30m x 4.24m)

# Bedroom Three

(3.97m x 2.67m)

# Garden




**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.