



FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

FLAT FOR SALE

**37 Gaw Street
Fraserburgh AB43 9RS**

Offers Over £85,000



Living room



Bedroom



Garage



Property

Features

- ✓ GROUND FLOOR FLAT
- ✓ 2 DOUBLE BEDROOMS
- ✓ GAS CENTRAL HEATING
- ✓ ENCLOSED REAR GARDEN
- ✓ DRIVEWAY
- ✓ GARAGE
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND A
- ✓ EPC RATING C

About The

Property

This ground-floor flat offers well-planned accommodation, including a spacious living room, bathroom, kitchen, and two comfortable bedrooms. The property benefits from gas central heating and full double glazing, ensuring a cosy and energy-efficient home. Ideally located near the shore of Fraserburgh, it is just a short walk to the town centre.

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.



FOR MORE DETAILS:
01346 517124



**68 Broad Street,
Fraserburgh, AB43 9AS**



VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedrooms:

The property boasts two bedrooms, both of which are generously sized. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere. Laminate flooring offers a modern, low maintenance finish. The rear bedroom benefits from a wall to wall fitted wardrobe.

Low-Maintenance Garden:

A low-maintenance grass garden is a bonus for busy homeowners who want to enjoy outdoor space without the hassle of constant upkeep.

Close to All Amenities:

The property is conveniently located near shops, schools, parks, the college and public transport making daily life easier.

Easy Access for Travel:

The property's location ensures hassle free commuting with easy access to main trunk roads and transport links.

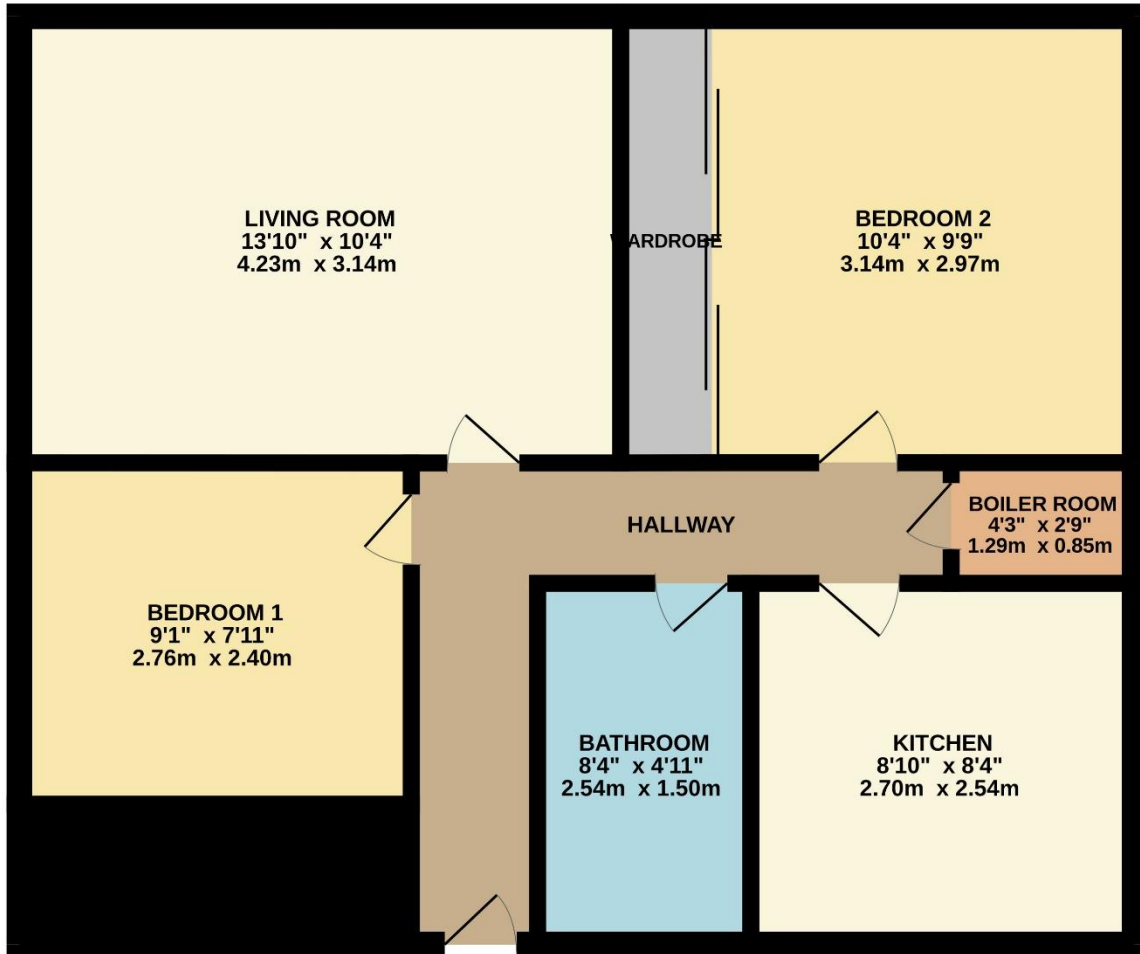
Parking:

Adjacent to the flat there is a Single garage and driveway offering off-street parking, providing convenience and security. Additional parking is available on the street for guests or additional vehicles.

This property is a cozy, well located flat with everything you need, ready to make your own. Affordable, convenient and full of potential!

Floorplan

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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



Hallway



Bedroom One

(2.76m x 2.40m)



Living Room

(4.23m X 3.14m)



Bedroom Two

(3.14m x 2.97m)



Kitchen

(2.70m x 2.54m)



Bathroom

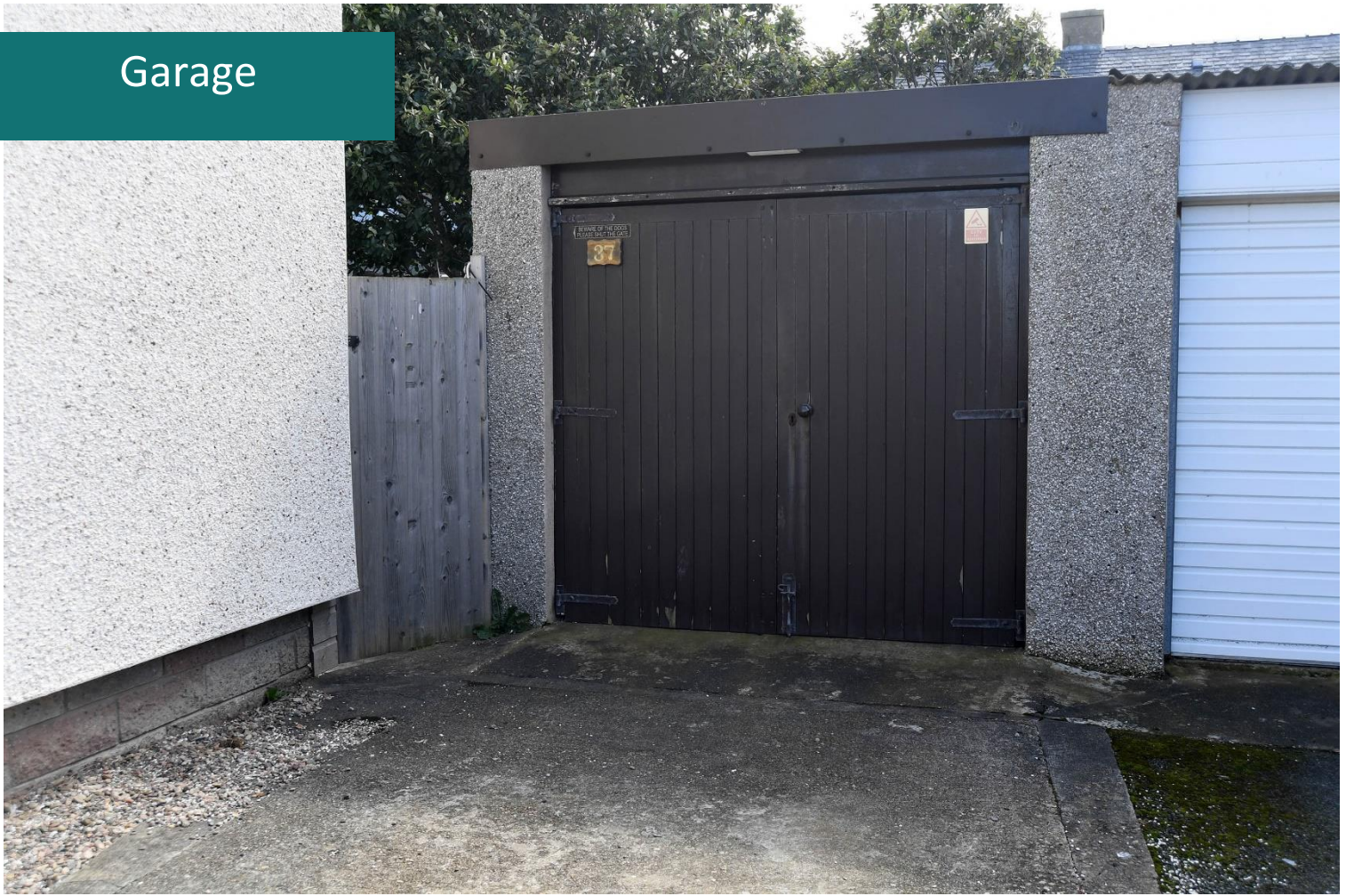
(2.54m x 1.50m)

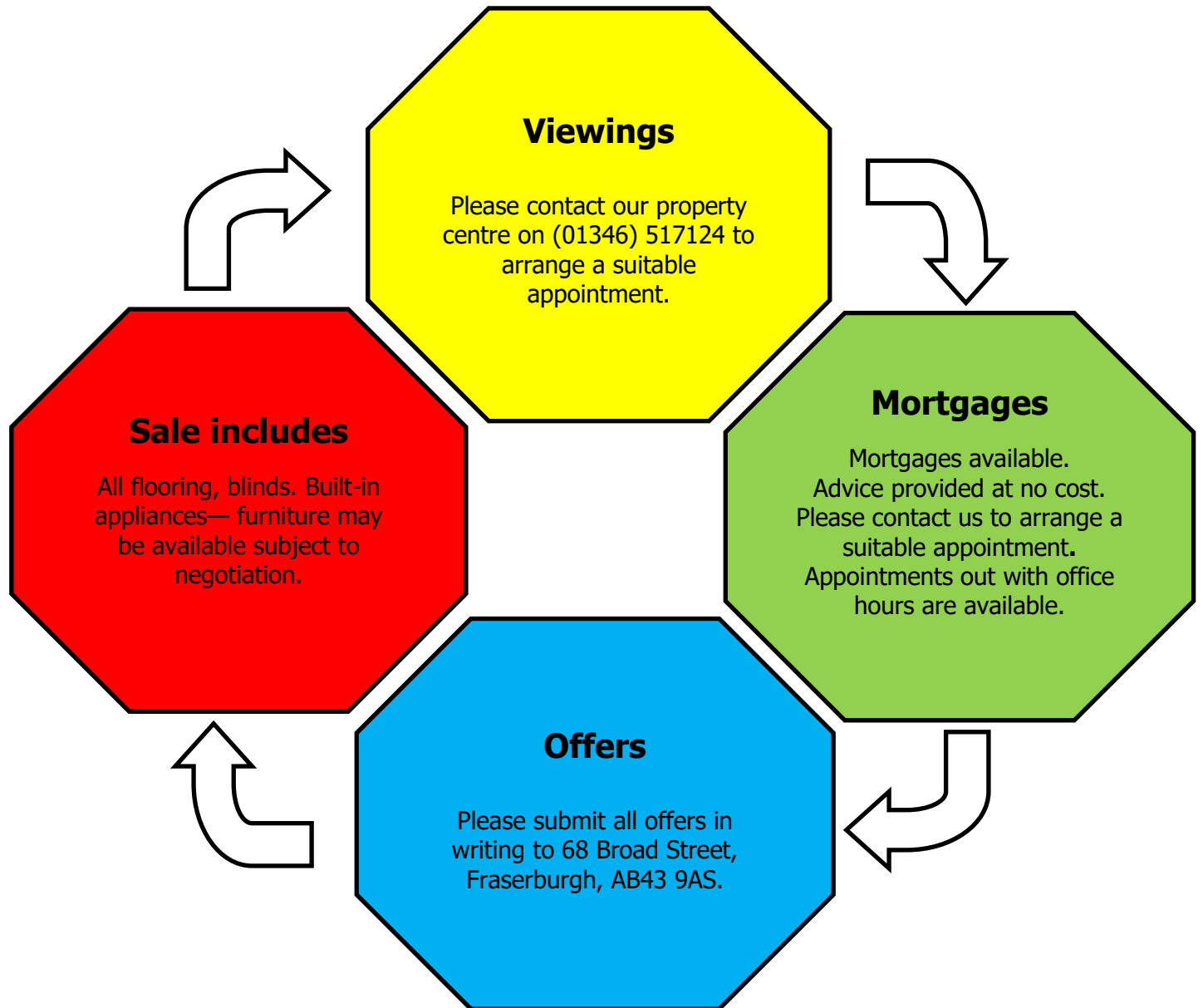


Garden



Garage





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.