



**FORBES PROPERTY**  
PROPERTY, LETTING & MORTGAGE ADVICE

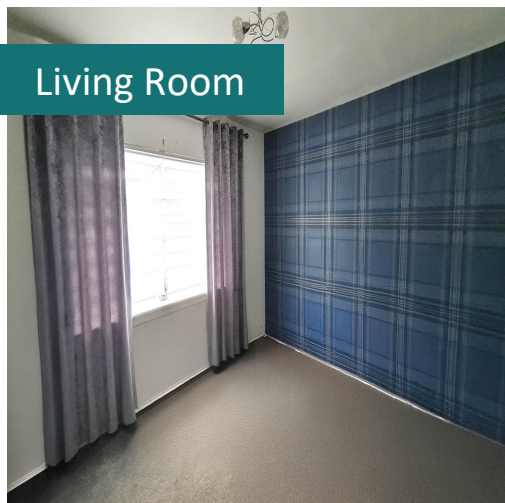
# HOUSE FOR SALE

**10 Aboyne Place  
Fraserburgh, AB43 9SP  
Offers over £110,000**

**NEW**



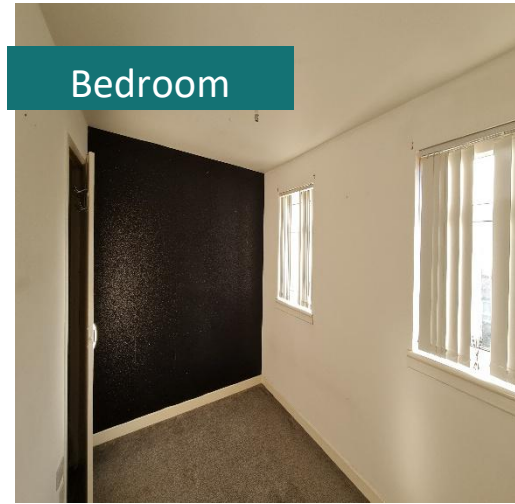
**Living Room**



**Kitchen/Diner**



**Bedroom**



## Property Features

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

## About The Property

We are delighted to offer this 3-bedroom end-terrace house with an enclosed back garden, conveniently located close to all amenities, schools, a college, and bus transport, offers a perfect blend of comfort and accessibility. This well-positioned home features a spacious living area, a kitchen, and three bedrooms, providing ample space for a family. The enclosed back garden offers privacy and a safe outdoor space. Its proximity to essential services and educational institutions, along with easy access to public transport, makes it an ideal choice for those seeking both convenience and comfort in a family-friendly neighbourhood.

## 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](http://WWW.FORBESPROPERTY.CO.UK)**

## **Accommodation Key Features**

### **Spacious Bedrooms:**

This 3-bedroom home is a versatile living space designed to give plenty of flexibility for different living arrangements, such as having guest rooms, a home office, or extra storage space.

### **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.

### **Living Room:**

A spacious living room with a street view offers a welcoming and vibrant atmosphere, thanks to its generous size with a large window allowing natural light to pour in throughout the day, creating a warm and airy ambiance.

### **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.

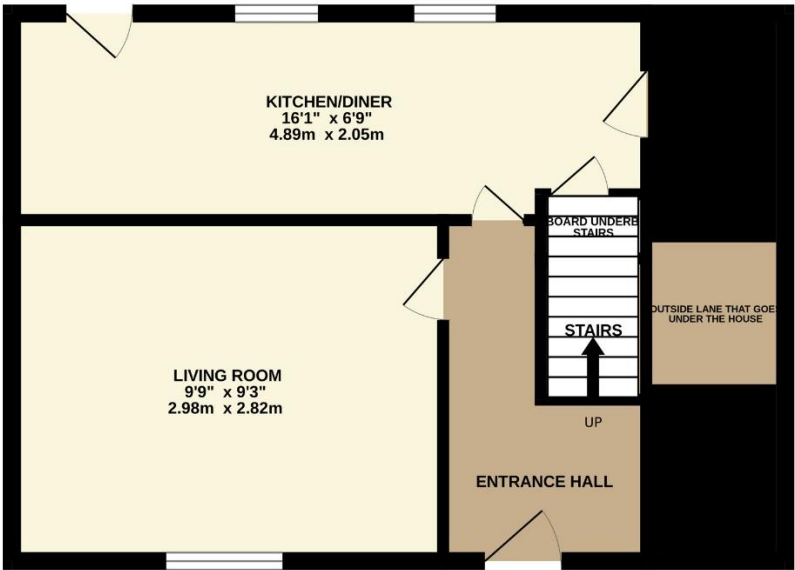
### **Easy Access for Travel:**

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.

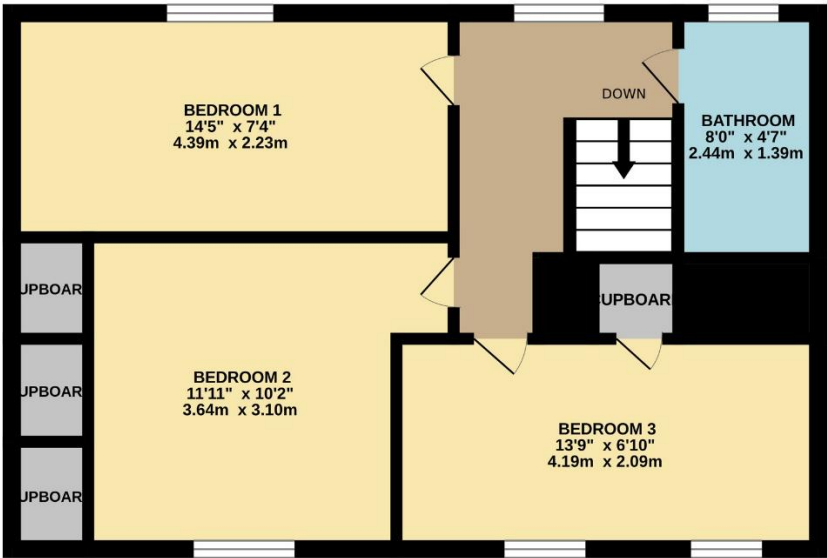
Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.

# Floorplan

GROUND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

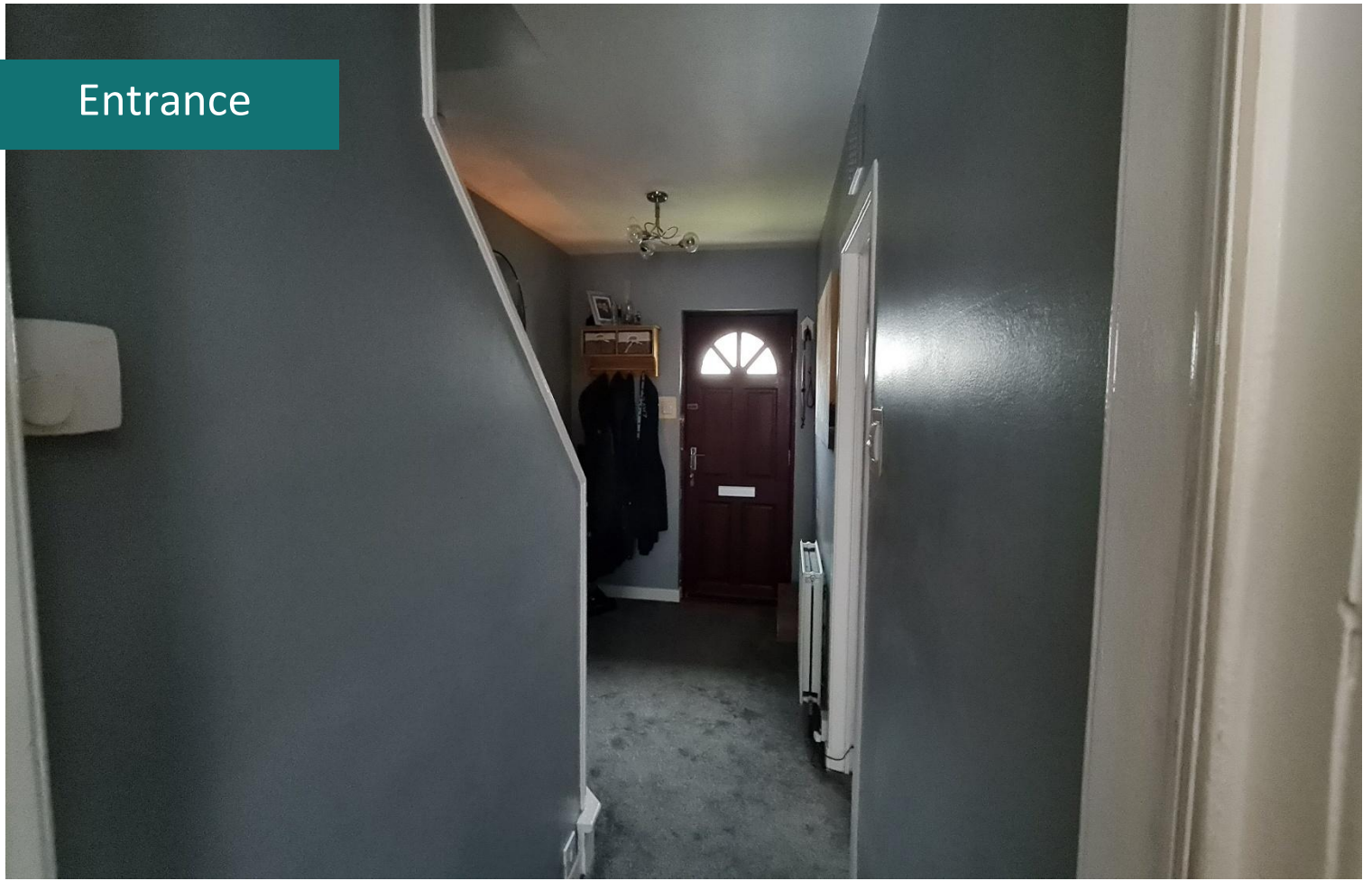
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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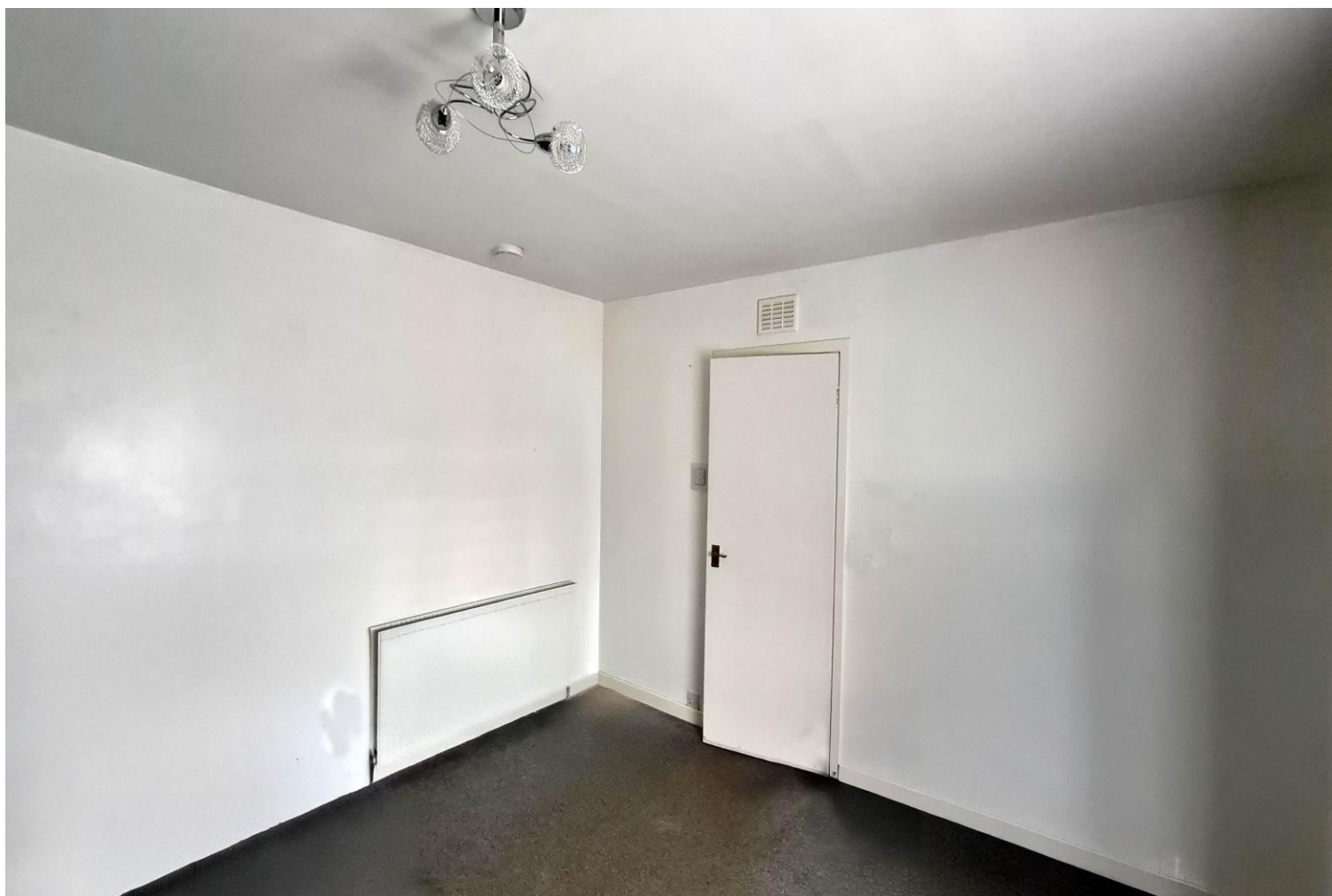
Entrance





# Living Room

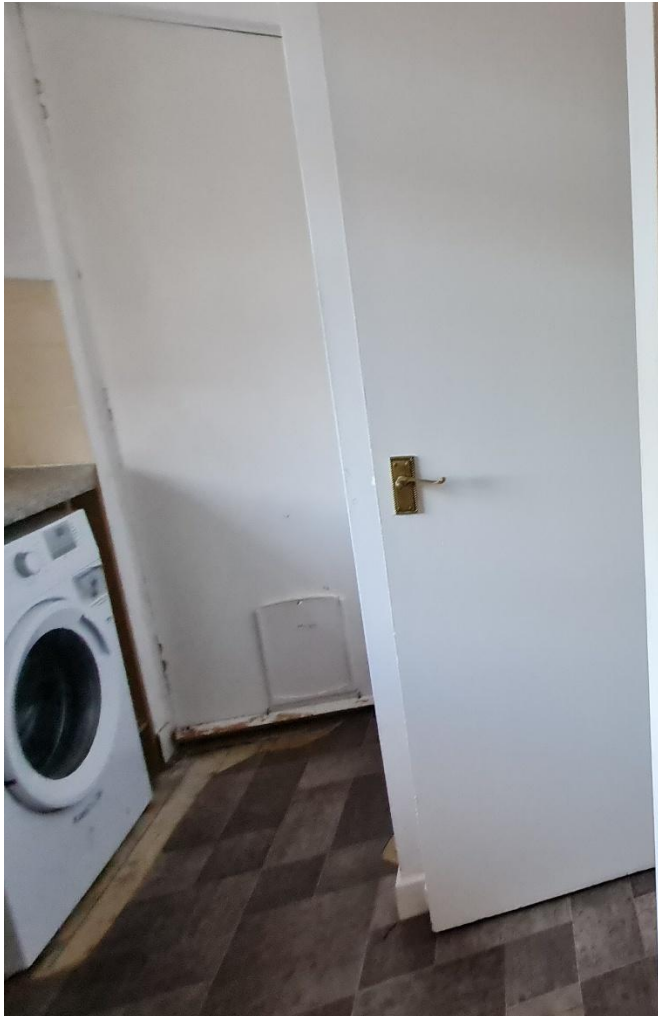
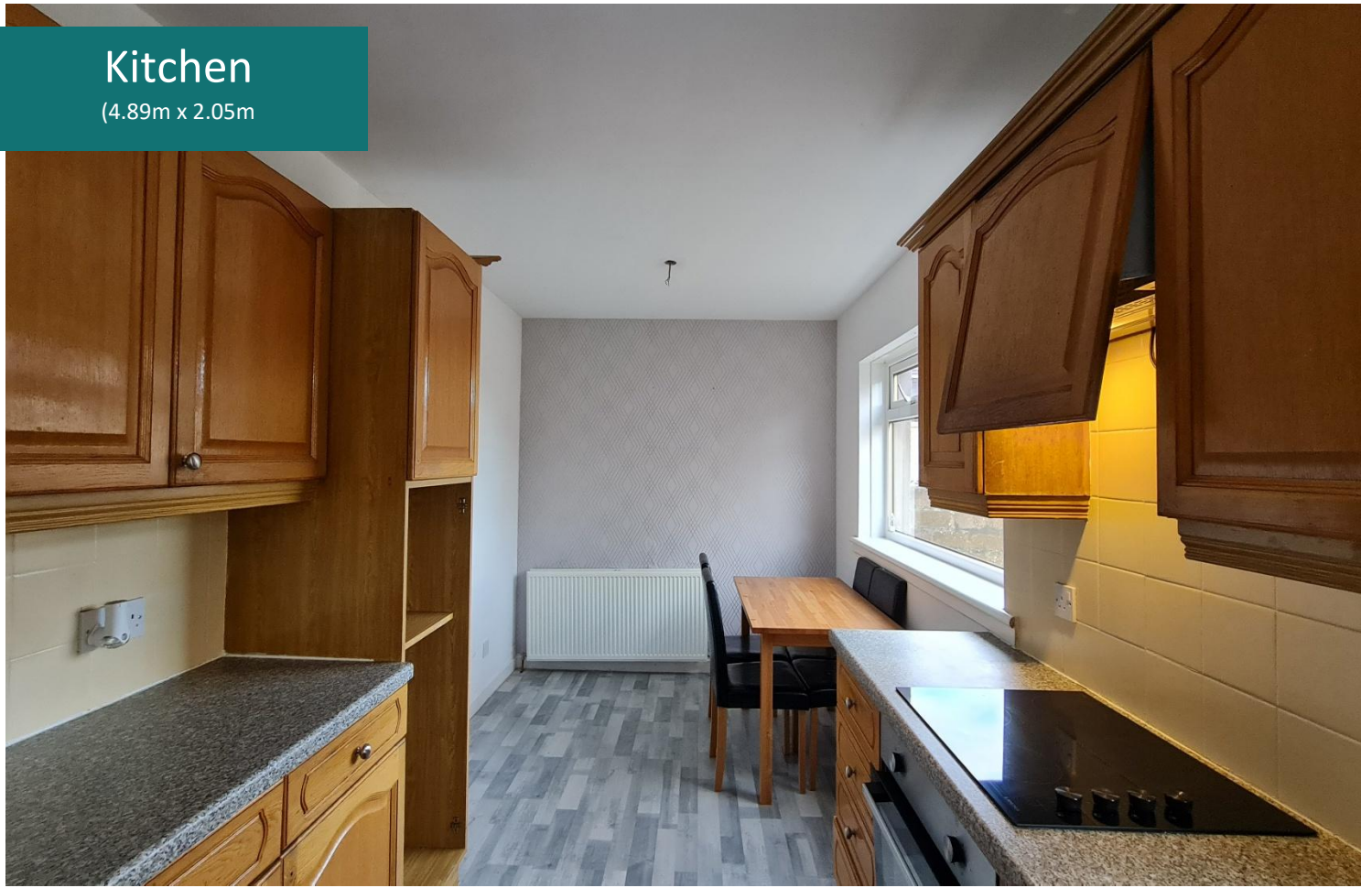
(4.29m x 3.39m)





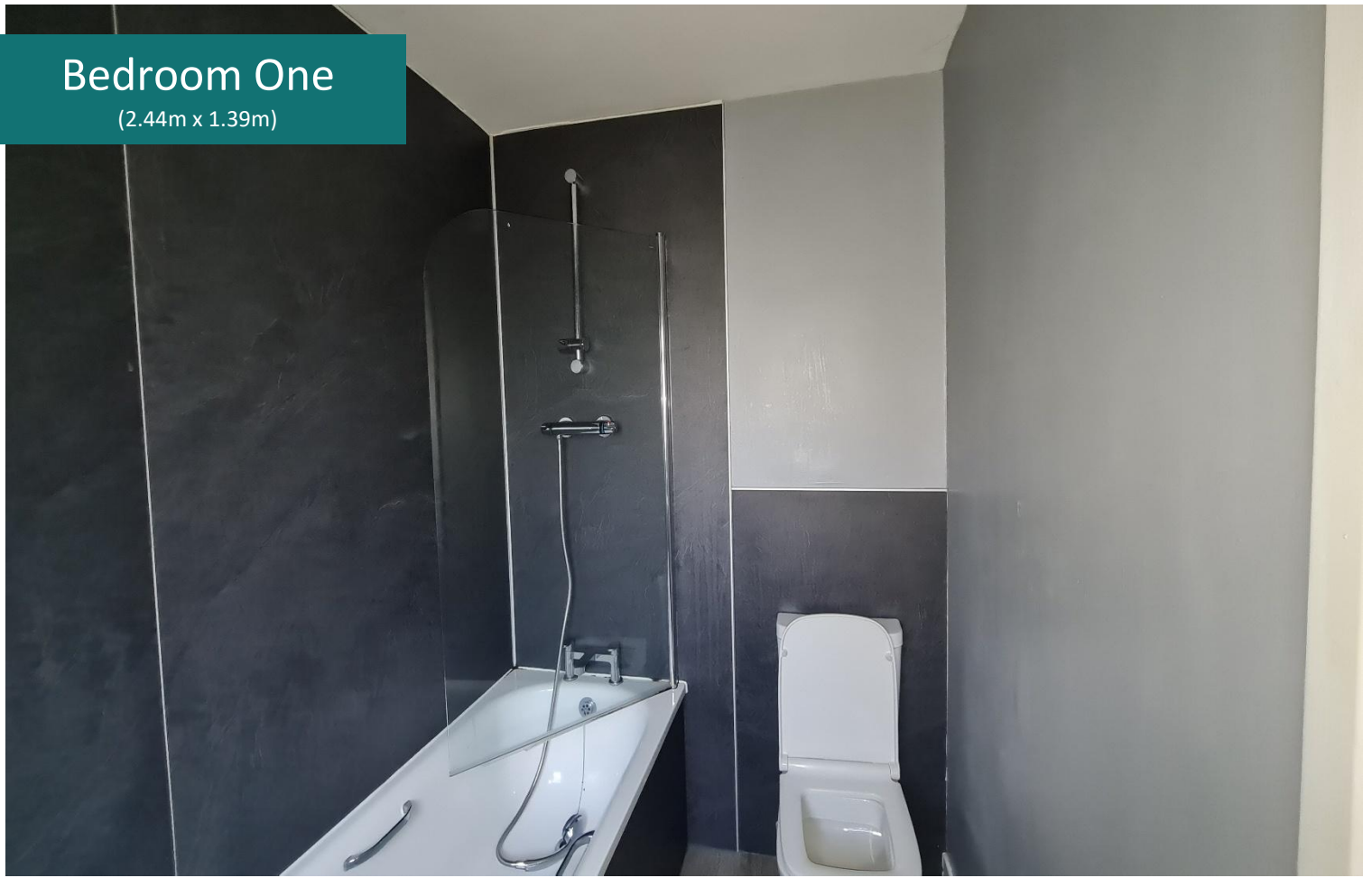
# Kitchen

(4.89m x 2.05m)



## Bedroom One

(2.44m x 1.39m)





# Bedroom One

(4.39m x 2.23m)





## Bedroom Two

(3.64m x 3.10m)



## Bedroom Three

(4.19m x 2.09m)

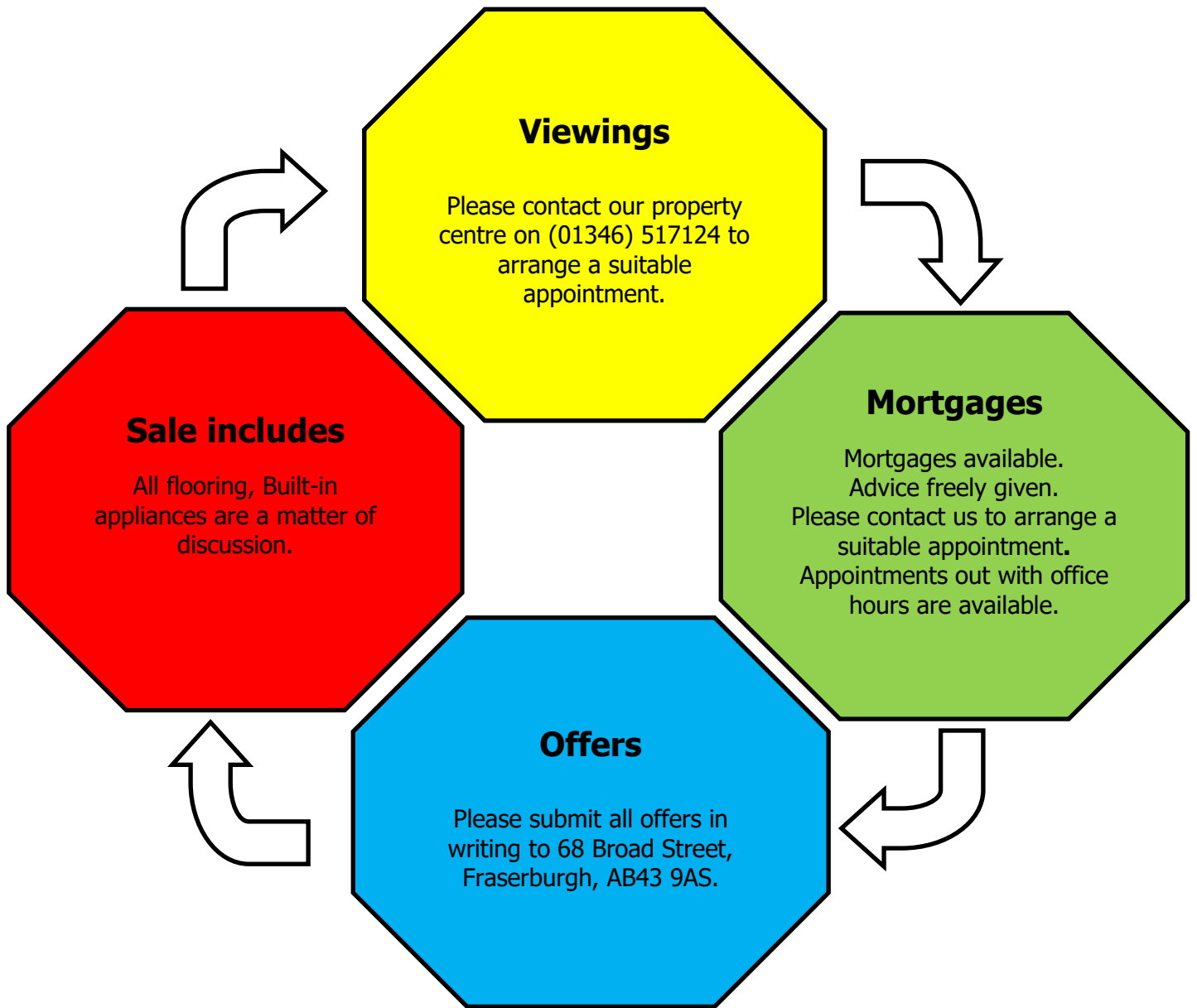




Garden







**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.