



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

# HOUSE FOR SALE

**4 Abby Road  
Old Deer AB42 5LB**

**Offers over £275,000**



Living room



Kitchen



Bedroom



## Property

### Features

- ✓ DETACHED HOUSE
- ✓ 4 BEDROOMS
- ✓ ENCLOSED REAR GARDEN
- ✓ DRIVEWAY & GARAGE
- ✓ DOUBLE-GLAZING
- ✓ OIL CENTRAL HEATING
- ✓ EPC RATING C
- ✓ COUNCIL TAX E

## About The

### Property

This is a stylish and well-appointed four-bedroom detached house located in a quiet cul-de-sac in Old Deer. The property features a spacious lounge, a modern kitchen/diner/family room, utility room, and a guest bedroom with an en-suite on the ground floor. Upstairs includes a master bedroom with en suite, two further double bedrooms, and a family bathroom. It boasts high-quality finishes, oil central heating, and uPVC double glazing. The garden is mainly laid to lawn with a private rear area backing onto mature trees and the Ugie Burn—perfect for summer barbecues. Early viewing is recommended.

## 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](http://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.

### **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. This garden requires 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 travelling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it an attractive option for various lifestyles.

### **Parking:**

A driveway and garage provide convenient parking, protect vehicles from the elements, add additional storage space, and contribute to the overall value and curb appeal of the property.

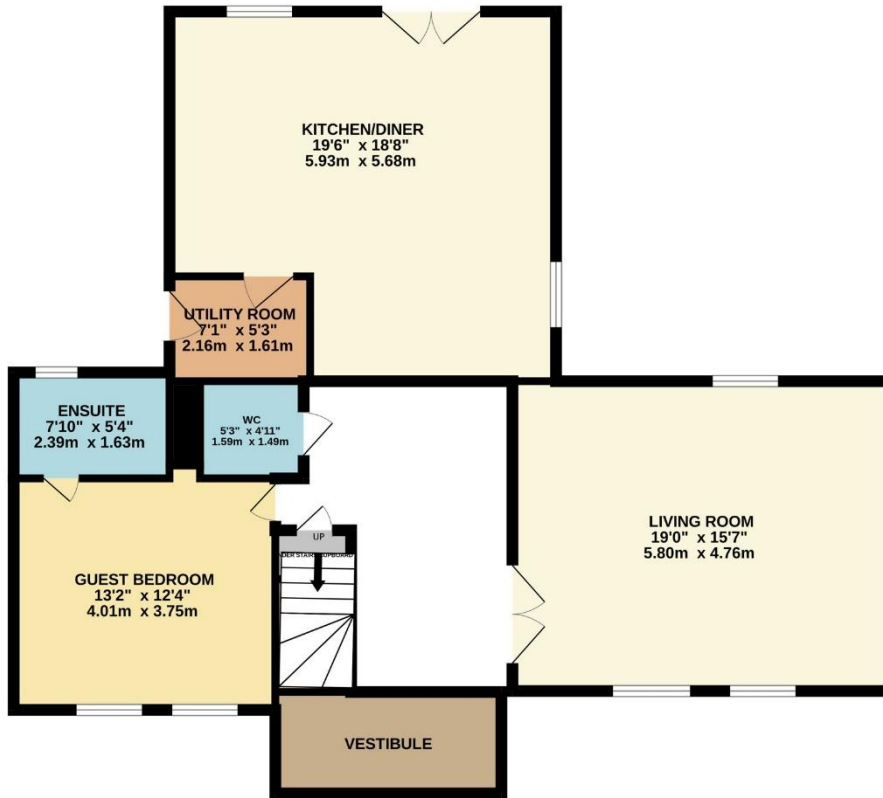
### **Easy Access for Travel:**

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

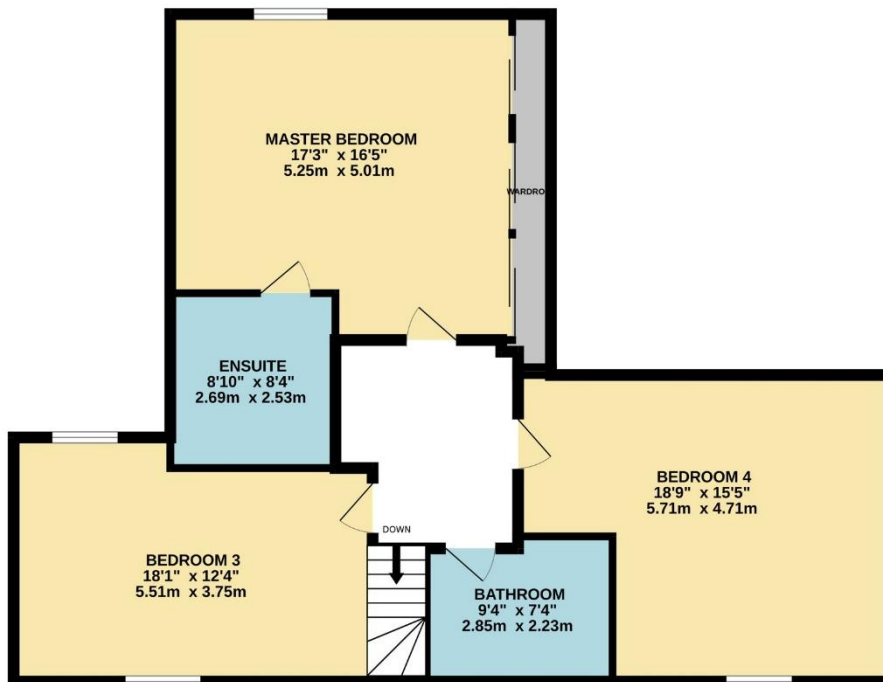
[Don't miss the opportunity to make this modern 4-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floorplan

GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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 Hall





# Living Room

(5.80m x 4.76m)



# Kitchen

(5.93m x 5.68m)





## Utility

(2.16M X 1.61M)



## WC Down stairs

(1.59m x 1.49m)



## Guest Bedroom

(4.00m x 3.75m)



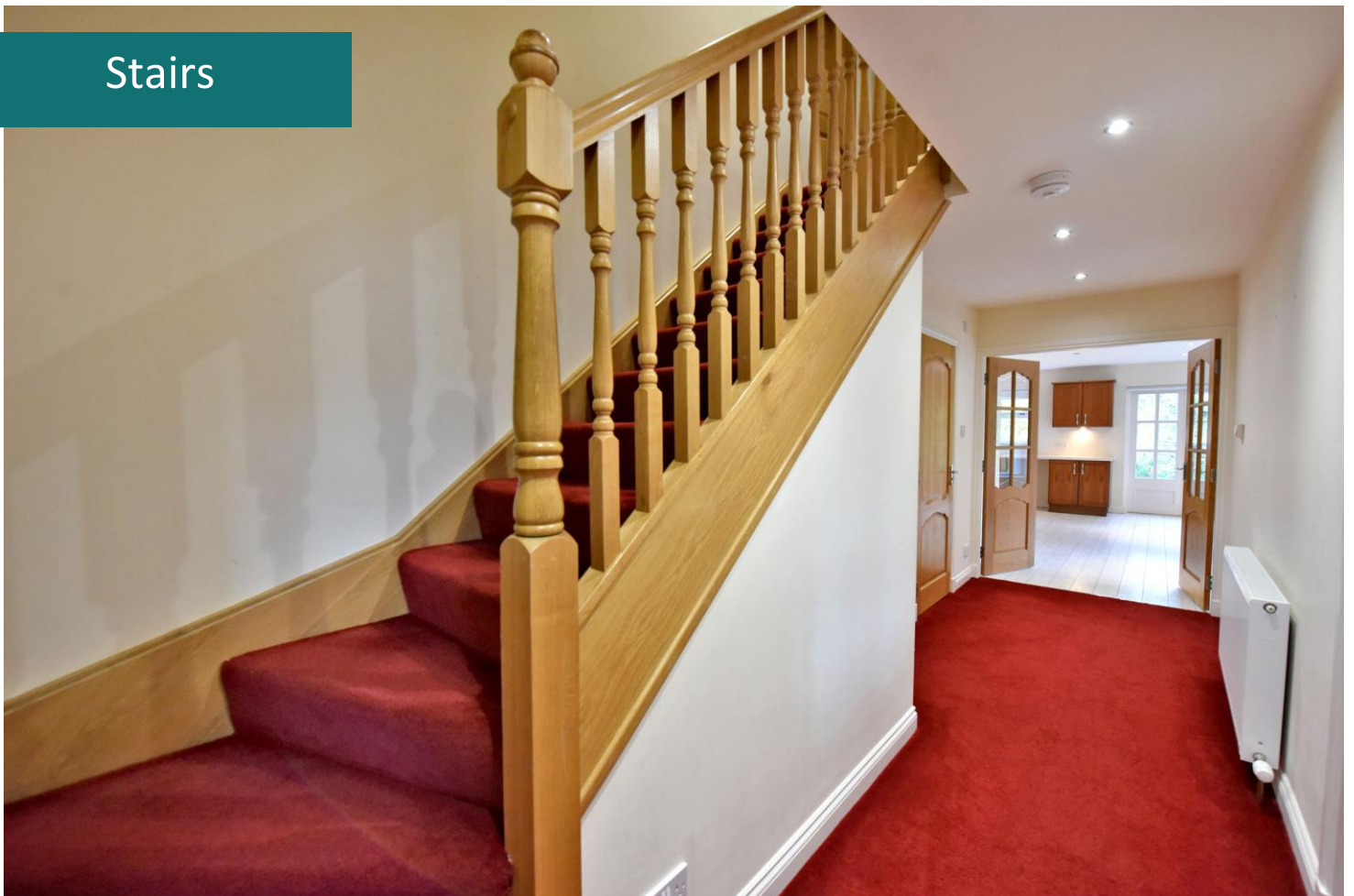


## Guest Bedroom En Suite

(2.39m X 1.62m)



## Stairs



Top Landing



Bedroom Three  
(5.51m x 3.57m)







Master Bedroom  
(5.71m x 5.00m)





En Suite shower  
(2.59m x 2.53m)





Bedroom Four  
(5.71m x 4.77m)



## Family Bathroom

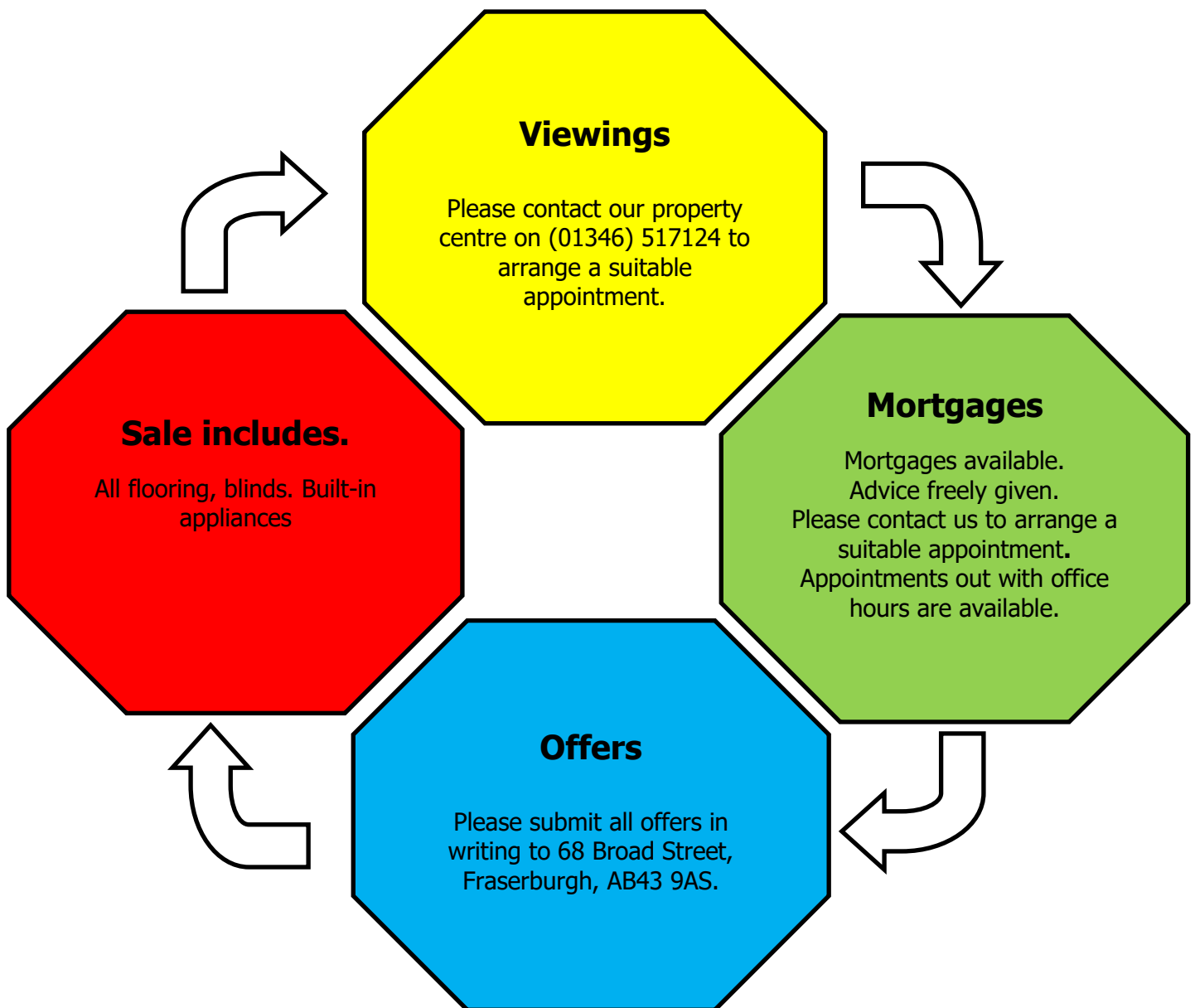
(2.85m x 2.23m)





## 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.