



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

# HOUSE FOR SALE

**38 Glenbucthy Place  
Fraserburgh  
AB43 9QT  
Offers over £90,000**



**NEW**

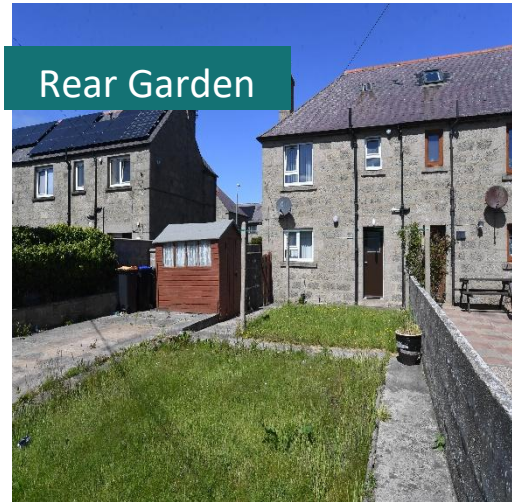
Living room



Kitchen



Rear Garden



Property

## Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 2 DOUBLE BEDROOMS
- ✓ GAS HEATING
- ✓ REAR DRIVEWAY
- ✓ FRONT & REAR GARDEN
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND A
- ✓ EPC RATING E

About The

## Property

Situated in Fraserburgh, this delightful 2-bedroom house offers both comfort and convenience. Within walking distance of all local amenities—including the bus station, banks, restaurants, schools, and popular tourist attractions—this property is ideally located for easy access to everything the town has to offer. The home features an easy well-maintained front and rear gardens for upkeep, along with a rear drive providing private off-street parking the front of the property there is also an opportunity to make a front drive. With its practical layout and prime location, this property is an excellent opportunity for first-time buyers or those looking to expand their rental portfolio.

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 personalisation. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

### **Wet Room**

A fully waterproofed bathroom with an open, level-access shower area. Designed for modern aesthetics, improved accessibility, and easy maintenance. Includes floor drainage and requires proper tanking and ventilation.

### **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.

### **Driveway**

A driveway at the rear of the property provides convenient parking, protect vehicles from the elements, add additional storage space, and contribute to the overall value and curb appeal of the property. Another added feature is that the side of the property at the front could give you a second drive way.

### **Close to All Amenities:**

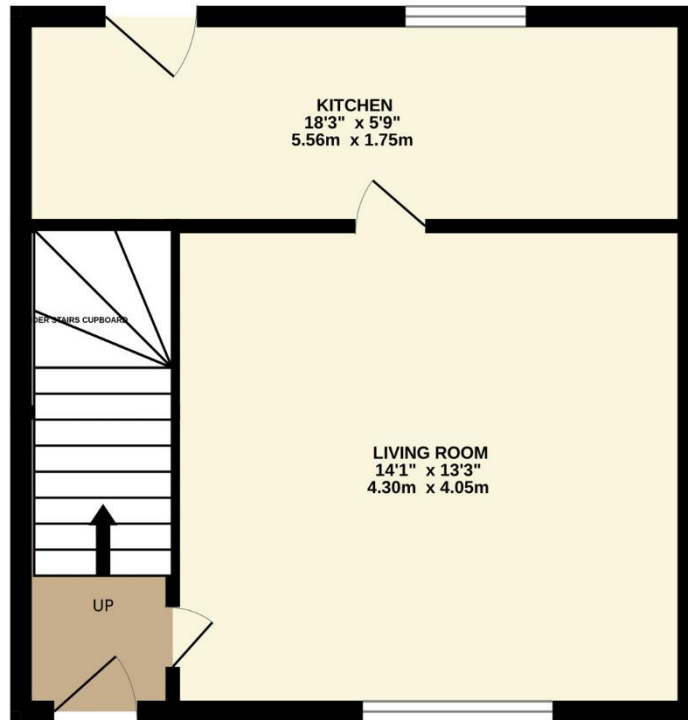
Proximity to essential amenities like shops, schools, parks, College and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers a balance of comfort, functionality, and convenience, making it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

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

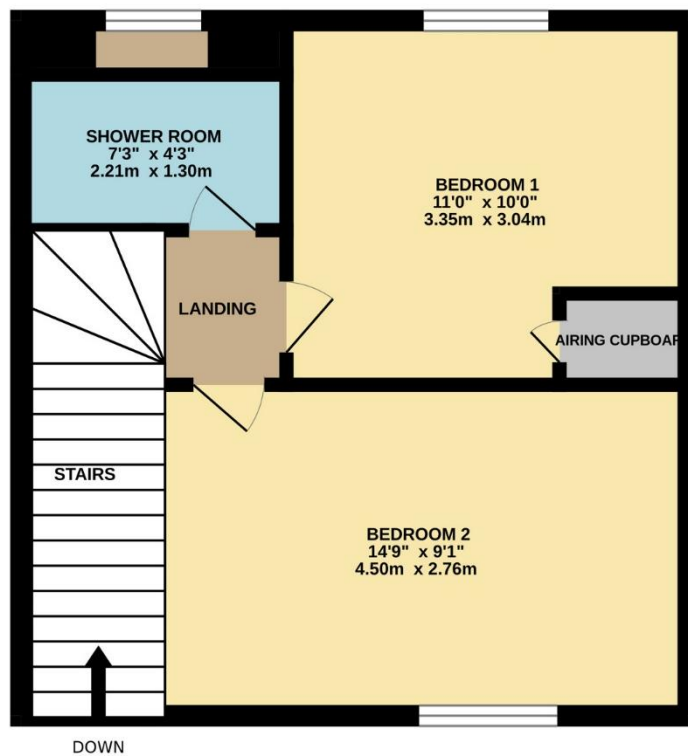
Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

[Don't miss the opportunity to make this modern 2-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floor plan



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.



Entrance



Entrance Hall





# Living Room

4.30m x 4.05m





# Kitchen

5.56m x 1.75m



## Bedroom One

(3.35m x 3.04m)





## Bedroom Two

4.50m x 2.76





# Bathroom

(2.21m x 1.30m)

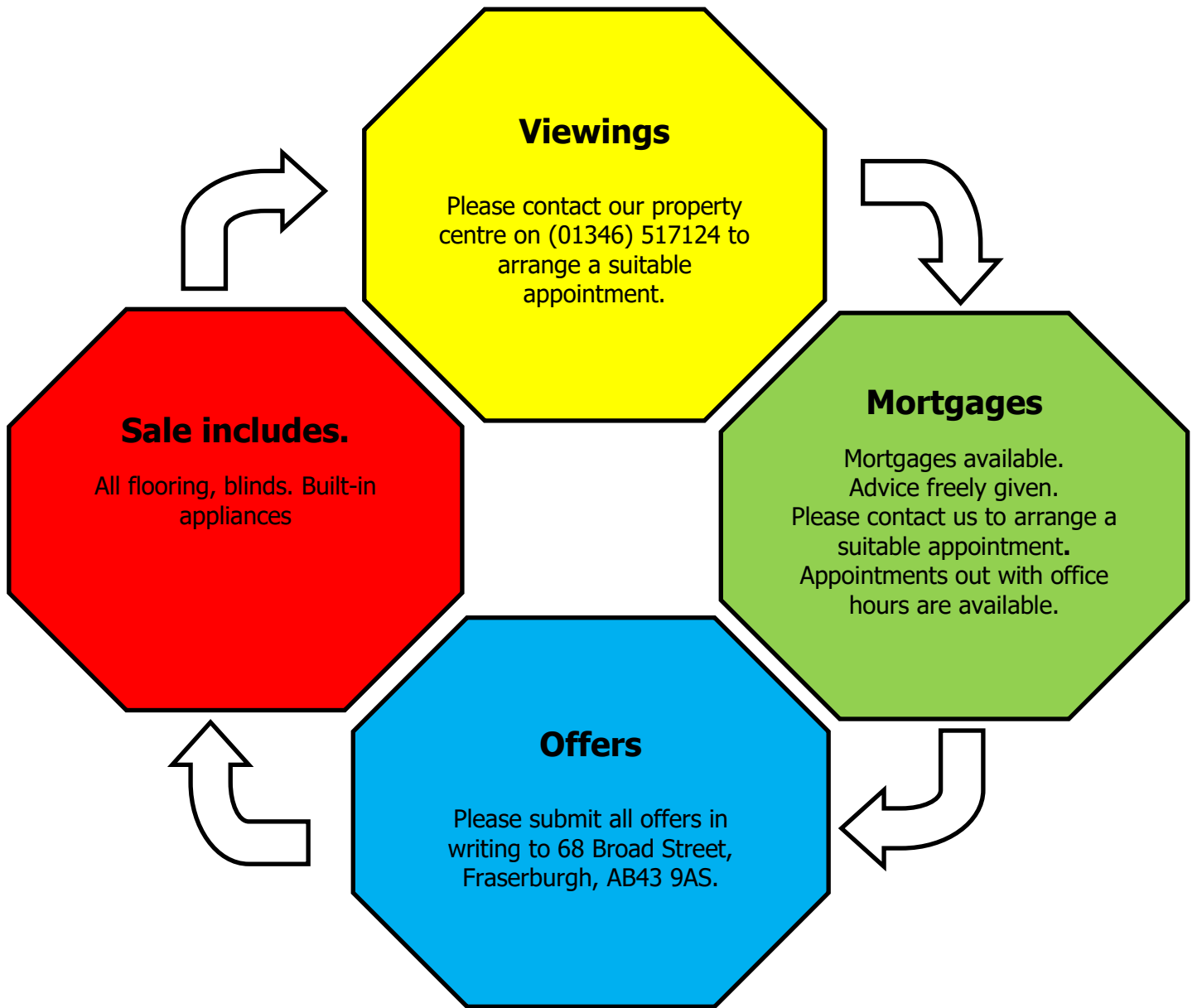




Back Garden







**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.