FORBES PROPERTY
PROPERTY, LETTING & MORTGAGE ADVICE

# HOUSE FOR SALE

**7 Burnside Crescent, Stuartfield, AB42 5FL**

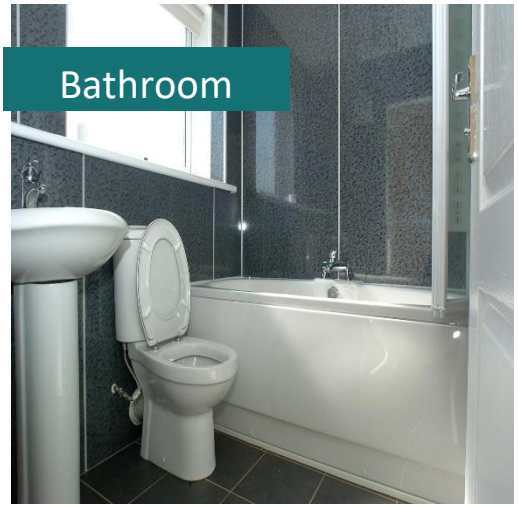
**Offers Over £135,000**












Property
## Features

- 3 BEDROOMS
- HEATING
- DOUBLE-GLAZING
- ENCLOSED BACK GARDEN
- DRIVE WAY & GARAGE
- EPC RATING D
- COUNCIL TAX BAND C

About The
## Property

This charming home in the quiet village of Stuartfield features 3 bedrooms, a living room, kitchen, and bathroom. This property has been upgraded with a new heating system and solar panels. It is within walking distance of local amenities and the school. Stuartfield is only 2.5 miles from Mintlaw where you will find the Academy, shops and takeaways and offers easy access to major routes by car or bus.

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:**
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. The property has also a rear enclosed garden great for entertaining guests.

**Garage and Drive Way**
Having a driveway and garage provides convenient parking, protects vehicles, adds storage space, and increases property value and curb appeal.

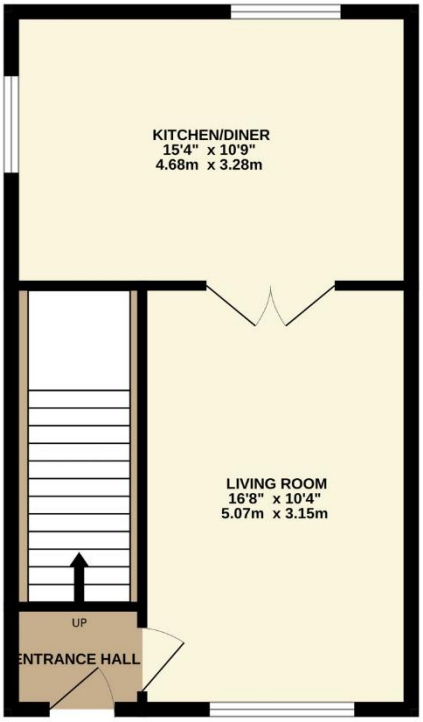
**Close to All Amenities**:
Proximity to essential amenities like shops, schools, parks, College and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far. Overall, this accommodation offers a balance of comfort, functionality, 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.

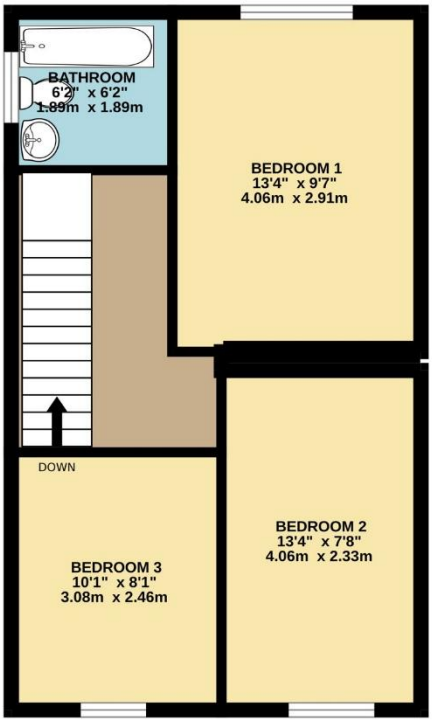
Don't miss the opportunity to make this modern 3-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.

# Floor plan

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.




1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.




TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained he
of doors, windows, rooms and any other items are approximate and no responsibility is t
omission or mis-statement. This plan is for illustrative purposes only and should be use
prospective purchaser. The services, systems and appliances shown have not been teste
as to their operability or efficiency can be given.
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## Entrance



## Entrance Hall



# Living Room
(5.07m x 3.15m)





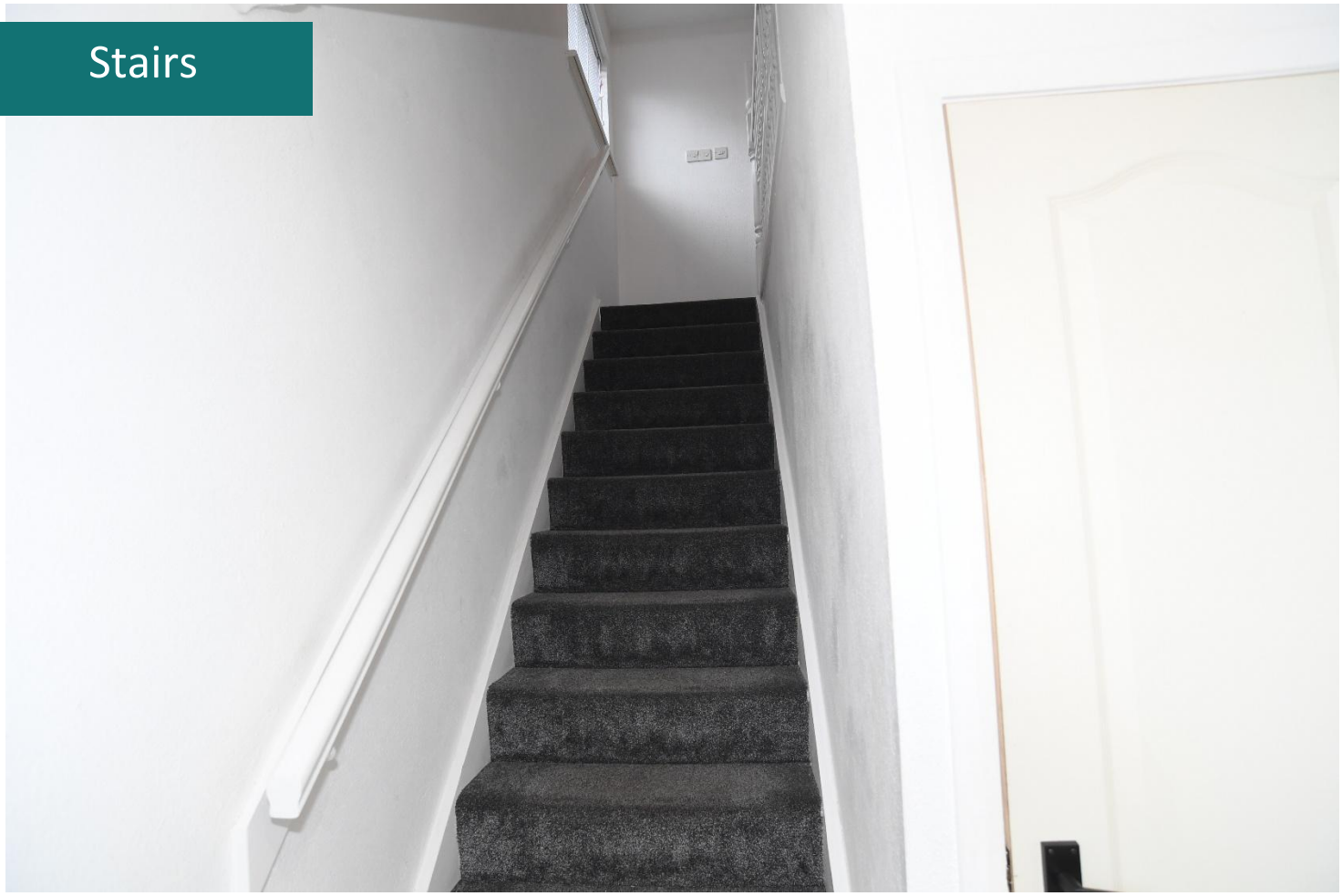
# Kitchen

(4.68m x 3.15m)

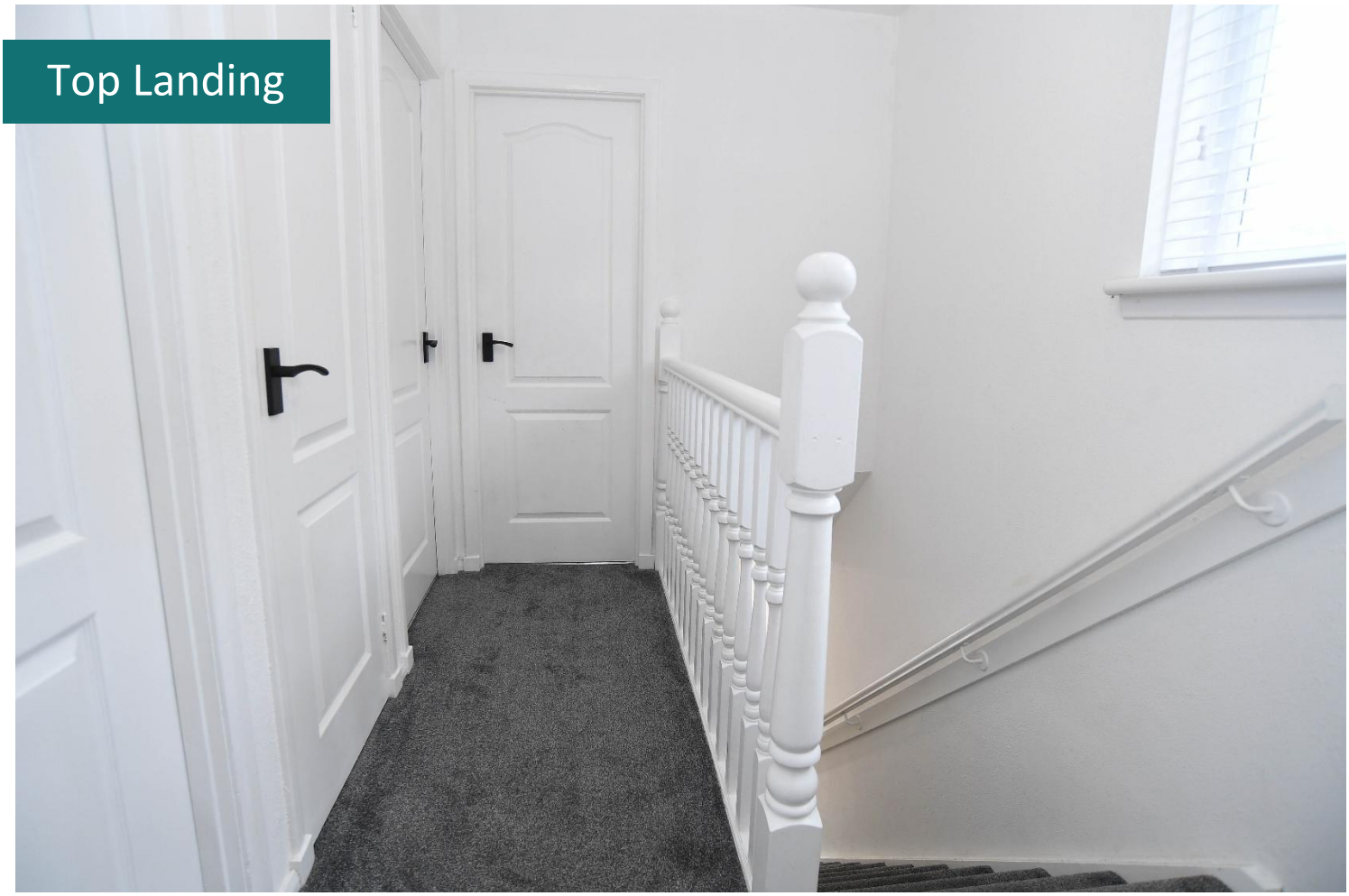




Stairs



Top Landing



# Bathroom
(1.89m x 1.89m)





# Bedroom One

(4.06m x 2.91m)





# Bedroom Two

(406m x 2.33m)





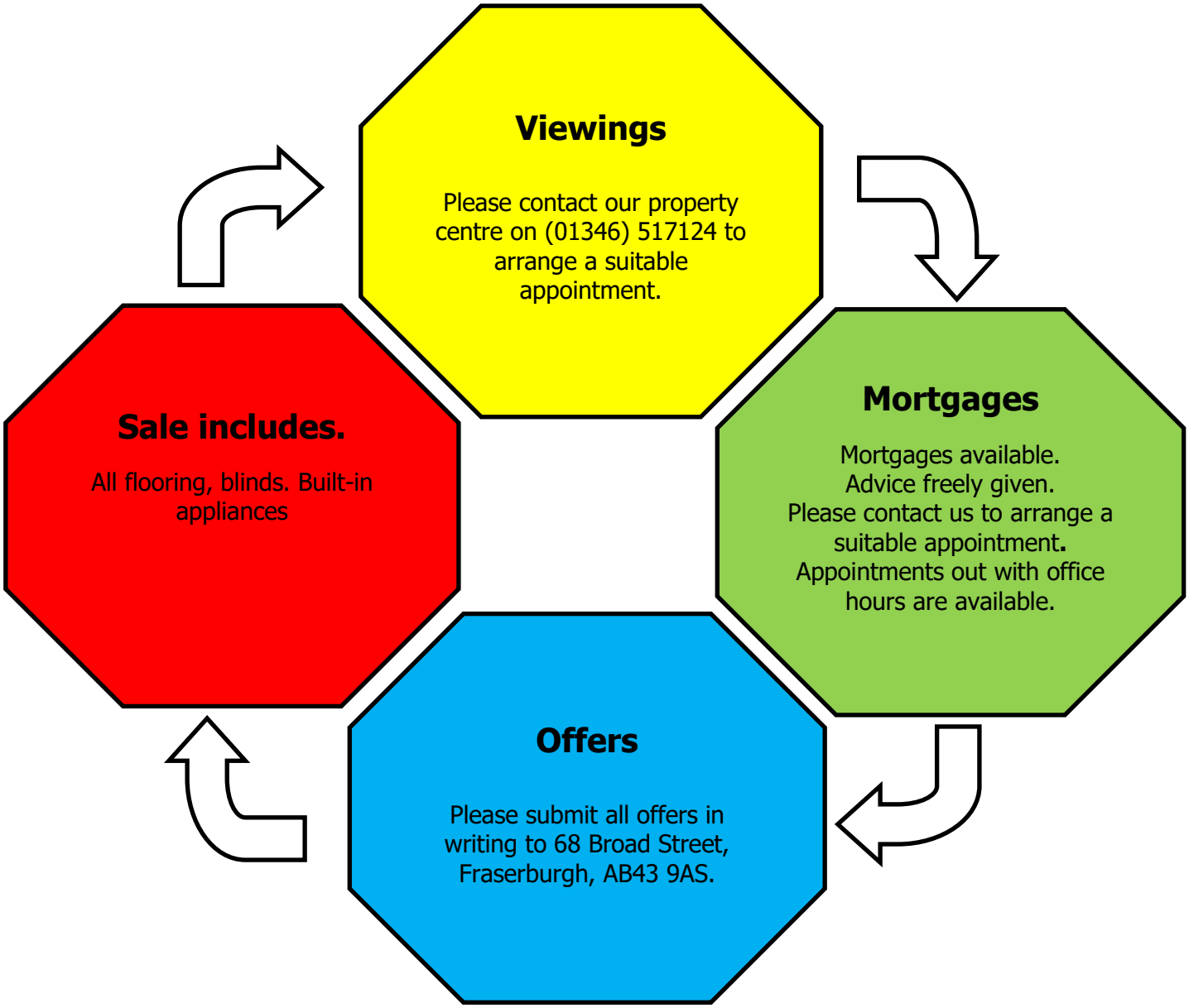
# Bedroom Three
(3.08m x 2.46m)





# 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.