



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

**19 Millburn Avenue
St Combs, AB43 8YZ
Offers over £90,000**

Property Features

- ✓ END TERRACE BUNGLOW
- ✓ 1 BEDROOM
- ✓ DOUBLE-GLAZING
- ✓ ELECTRIC HEATING
- ✓ FRONT GARDEN
- ✓ REAR GARDEN
- ✓ REAR STORAGE SHED
- ✓ EPC RATING D
- ✓ COUNCIL TAX BAND A



About The *Property*

Nestled in the picturesque fishing village of St Combs, this delightful semi-detached bungalow offers the perfect blend of comfort and community. Just a short stroll from the beach, local shops, public transport, and the golf course, everything you need is within easy reach.

Experience the strong community spirit that St Combs is known for, including the village's unique annual walk, a cherished tradition for over 150 years, taking place around the 2nd of January. Ideal for those seeking a peaceful coastal lifestyle with a welcoming neighbourhood, this home is a rare find in a truly special location.

FOR MORE DETAILS:
01346 517124

68 Broad Street,
Fraserburgh, AB43 9AS

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WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedroom:

The generously sized bedroom offers ample space for relaxation and personalization. A large window allows natural light to fill the room, creating a bright and welcoming atmosphere. The room also benefits from a built-in wardrobe, providing excellent storage space.

Easy-Maintenance Garden:

The home benefits from easily maintained front and rear gardens, with the potential for the rear garden to be converted into a driveway, ideal for working professionals or retirees.

Close to All Amenities:

Proximity to essential amenities like shops, schools, parks, Academy School bus and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far.

Parking:

On-street parking is available, with a parking area situated beside 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 out on the chance to buy this 1 bedroom home at an outstanding price!

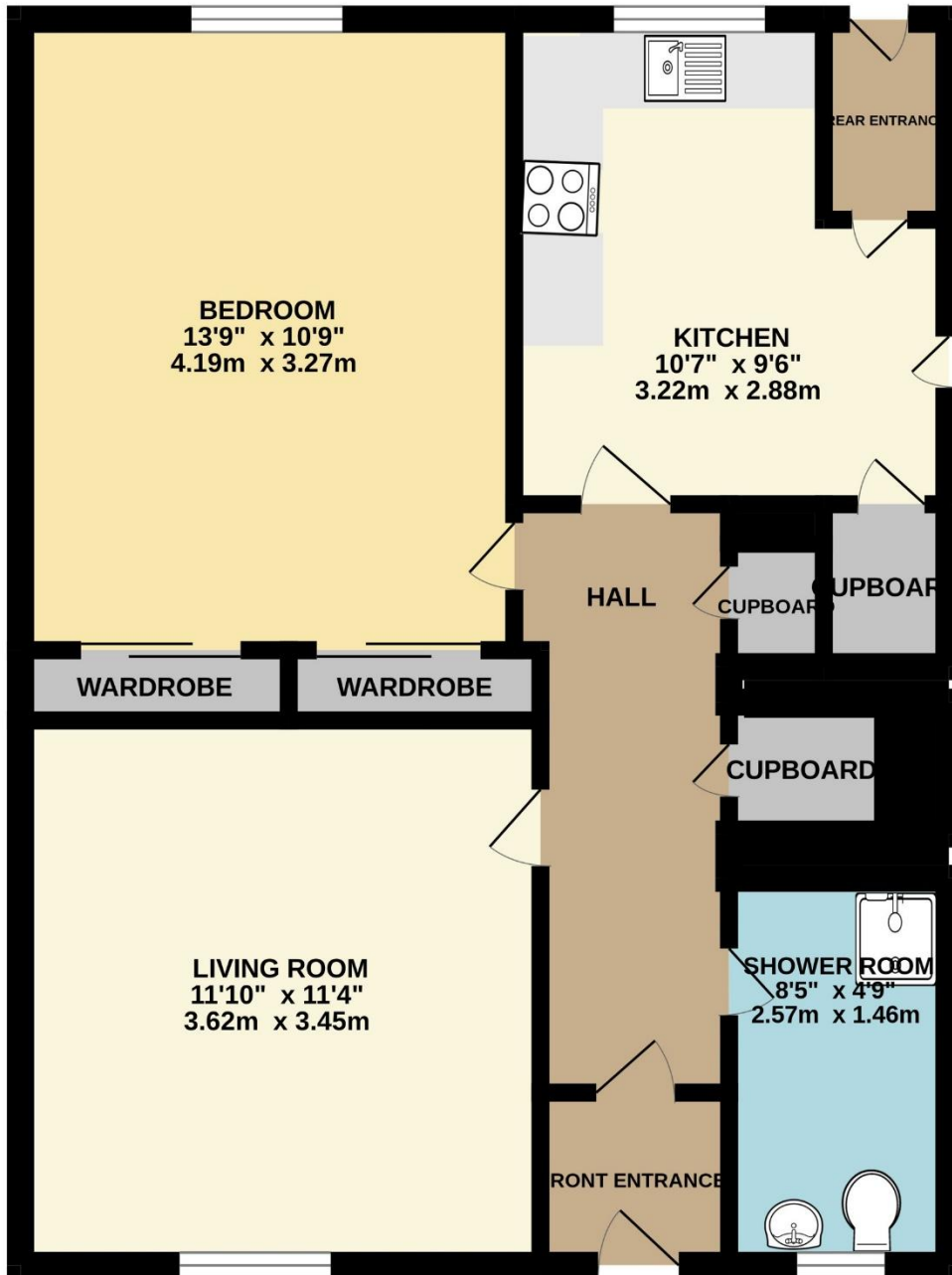
Arrange your private viewing today!

 01346 517124

 enquiries@forbesproperty.co.uk

Floor Plan

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

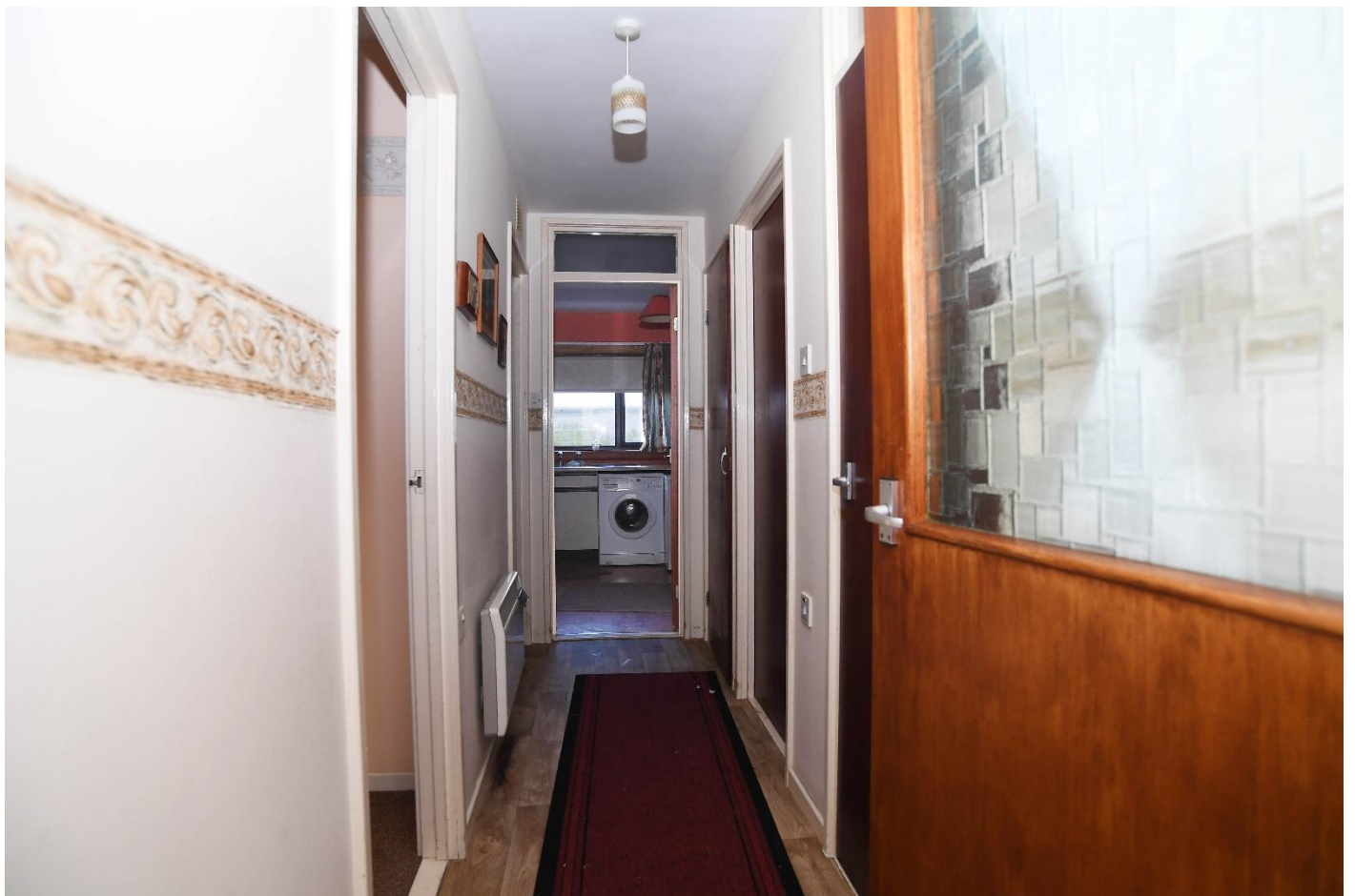


TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

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



Bedroom



Kitchen

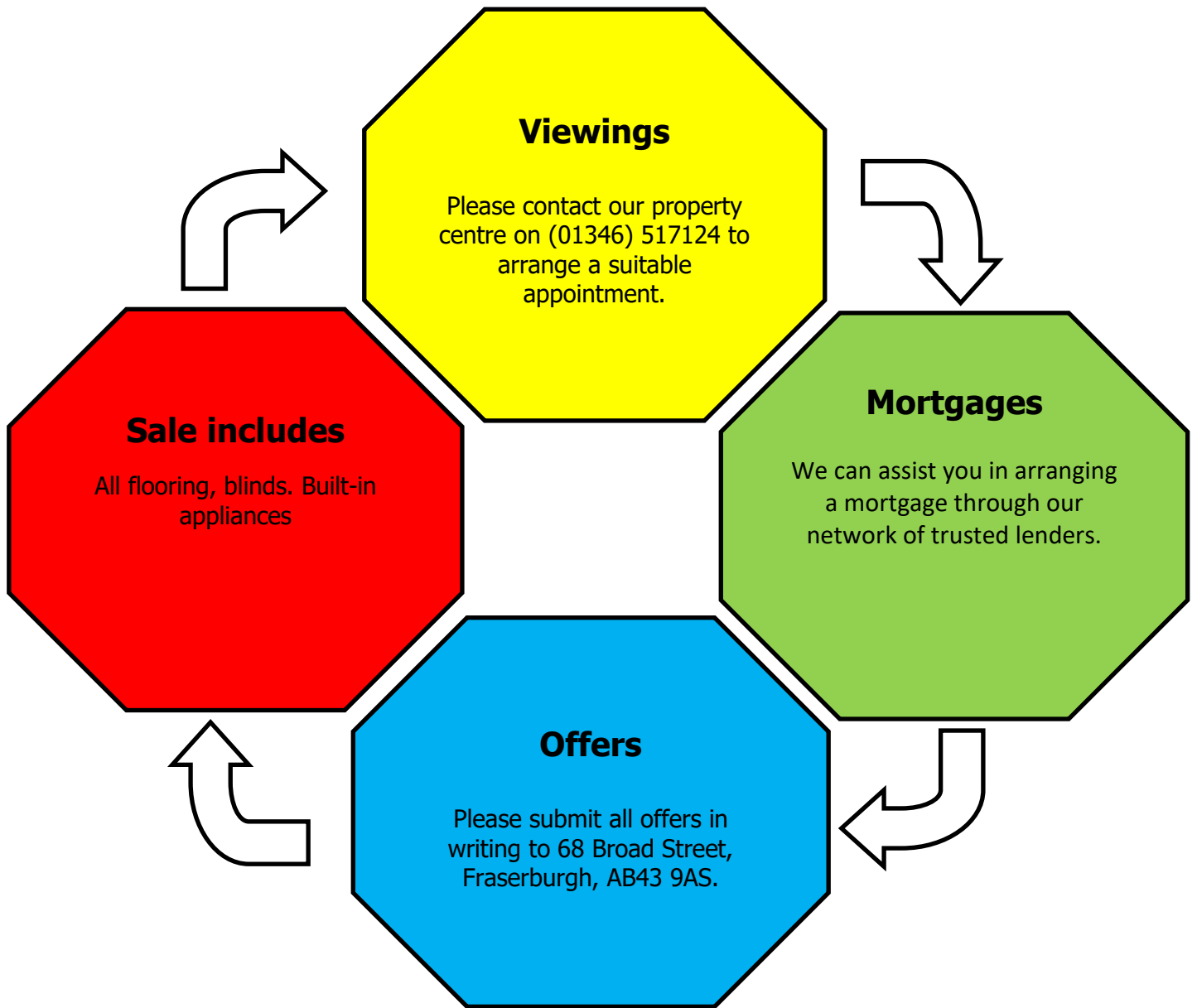


Bathroom



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.