



**FORBES PROPERTY**

PROPERTY, LETTING & MORTGAGE ADVICE

# HOUSE FOR SALE

**45 Gallowhill Road  
Fraserburgh AB43 9JU  
Offers over £100,000**

## Property Features

- ✓ END-TERRACE HOUSE
- ✓ 2 BEDROOMS
- ✓ 1 BATHROOM
- ✓ DOUBLE-GLAZING
- ✓ FRONT GARDEN
- ✓ REAR ENCLOSED GARDEN
- ✓ SOLAR PANELS
- ✓ AIR SOURCE HEATING
- ✓ EPC RATING
- ✓ COUNCIL TAX BAND A
- ✓ CLOSE TO ALL AMENITIES
- ✓ CLOSE TO SCHOOLS



## About The *Property*

A charming 2-bedroom end-terraced house ideally located close to Fraserburgh town centre and all local amenities. This well-presented property features modern comforts including solar panels and air source heating, offering energy efficiency and reduced running costs. Conveniently positioned, it provides easy access to schools and local public transport, making it an excellent choice for families or first-time buyers.

## Accommodation Key Features

### **Spacious Bedrooms:**

Perfect for families, this home boasts two spacious bedrooms across two levels, offering comfort and flexibility for every lifestyle. Bright and airy, each room features large windows that invite natural light, creating a warm and welcoming retreat for all.

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

This property is in the Prime Location in Fraserburgh which offers a wide range of amenities, including schools, a college, shops, and scenic coastal walks.

### **Front & Rear Enclosed Garden**

The property features a secure, gated rear garden offering low maintenance for those with busy schedules. The garden can be ideal for those who stay at home as there is also a front garden which offers natural light for flower beds.

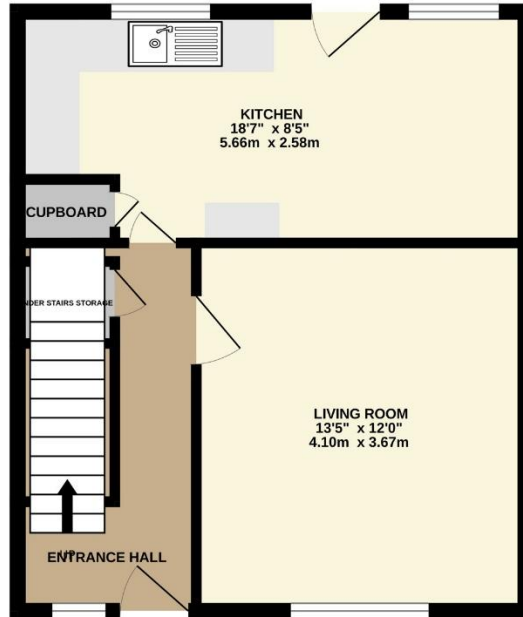
### **Easy Access for Travel:**

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.

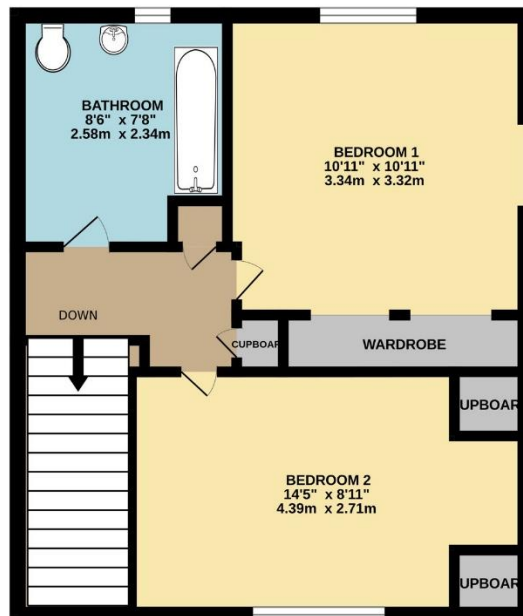
**This Home Won't Last—Schedule a Tour Today !!!!!**

# Floor plan

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

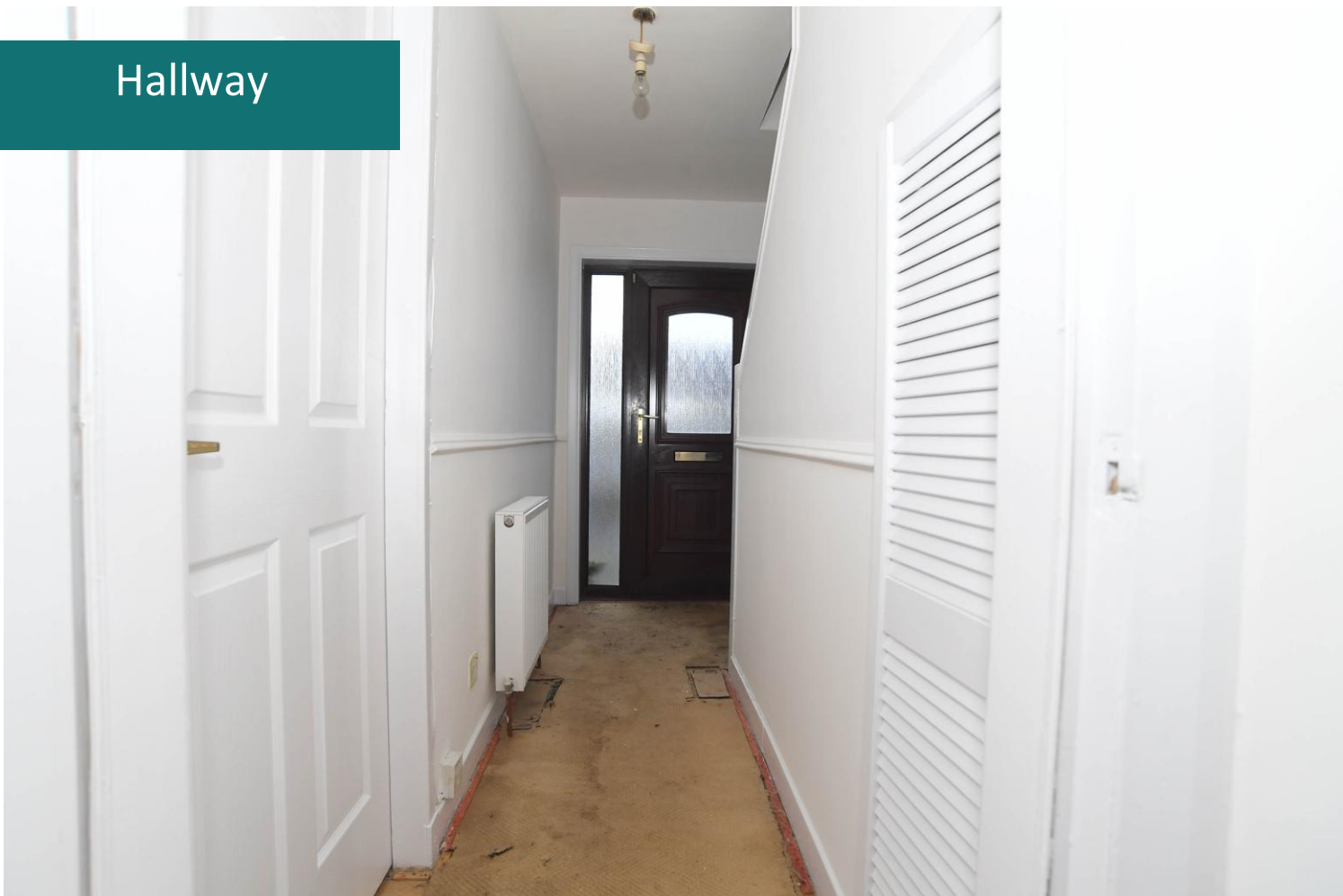
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Hallway



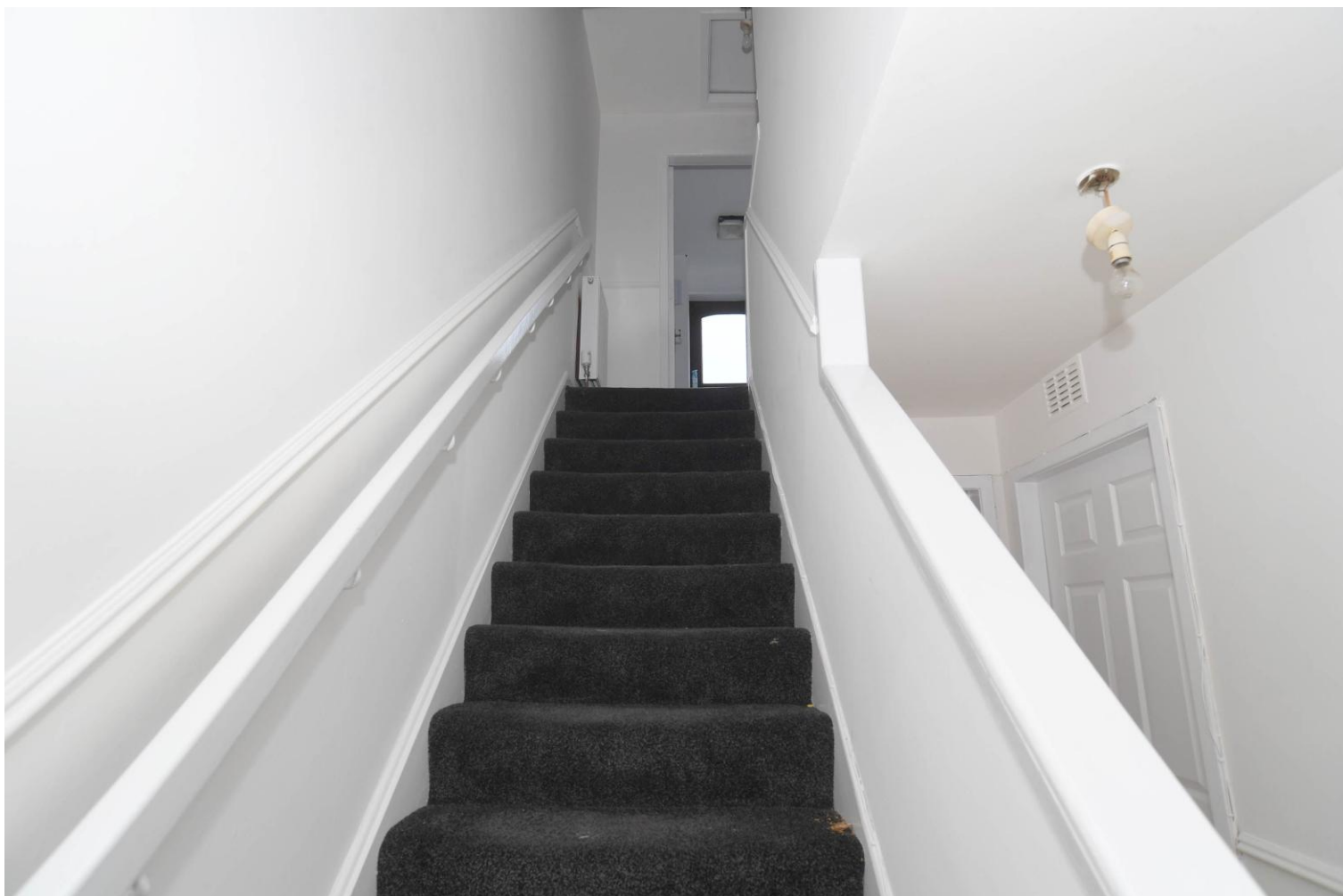
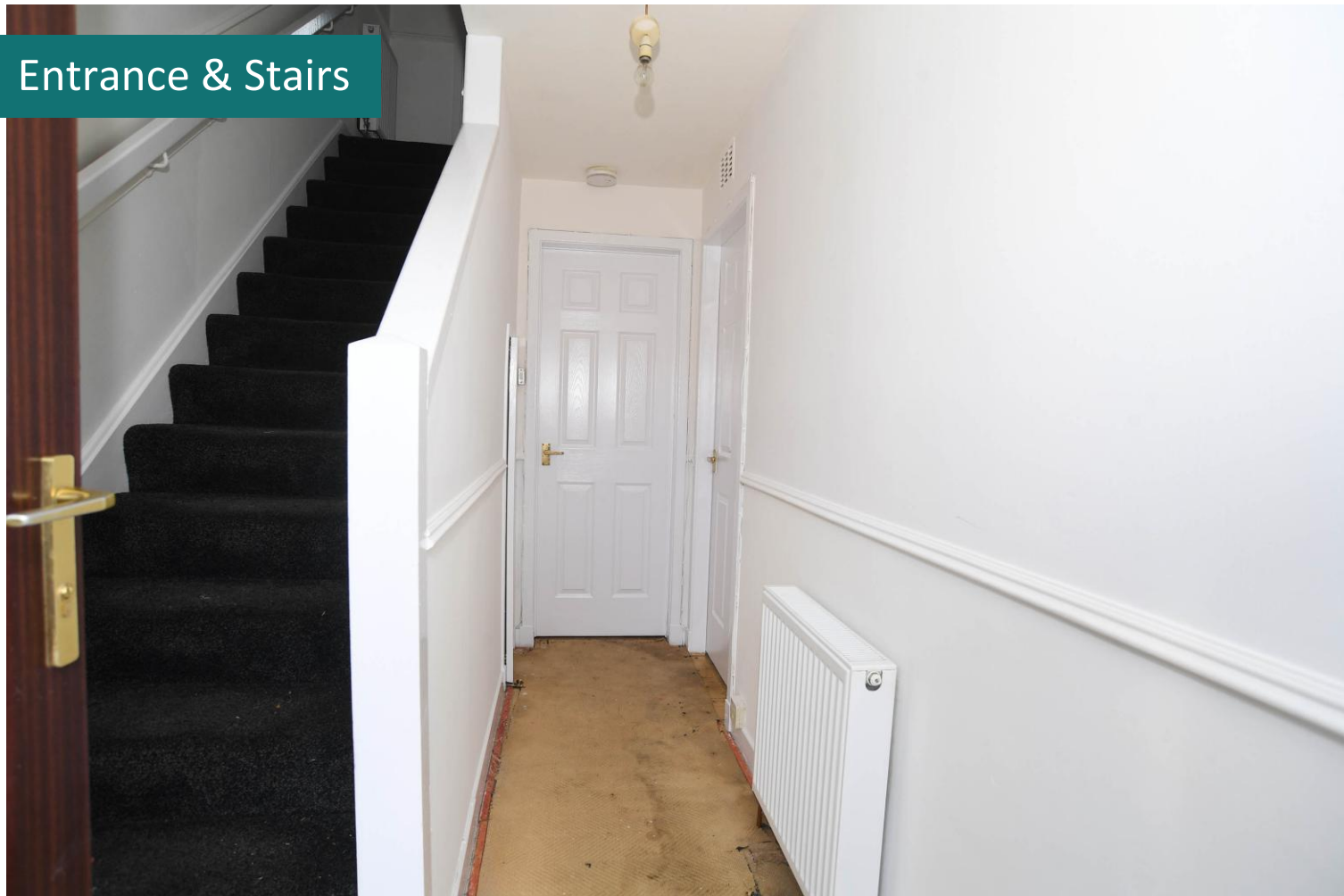
Living Room



# Kitchen



# Entrance & Stairs

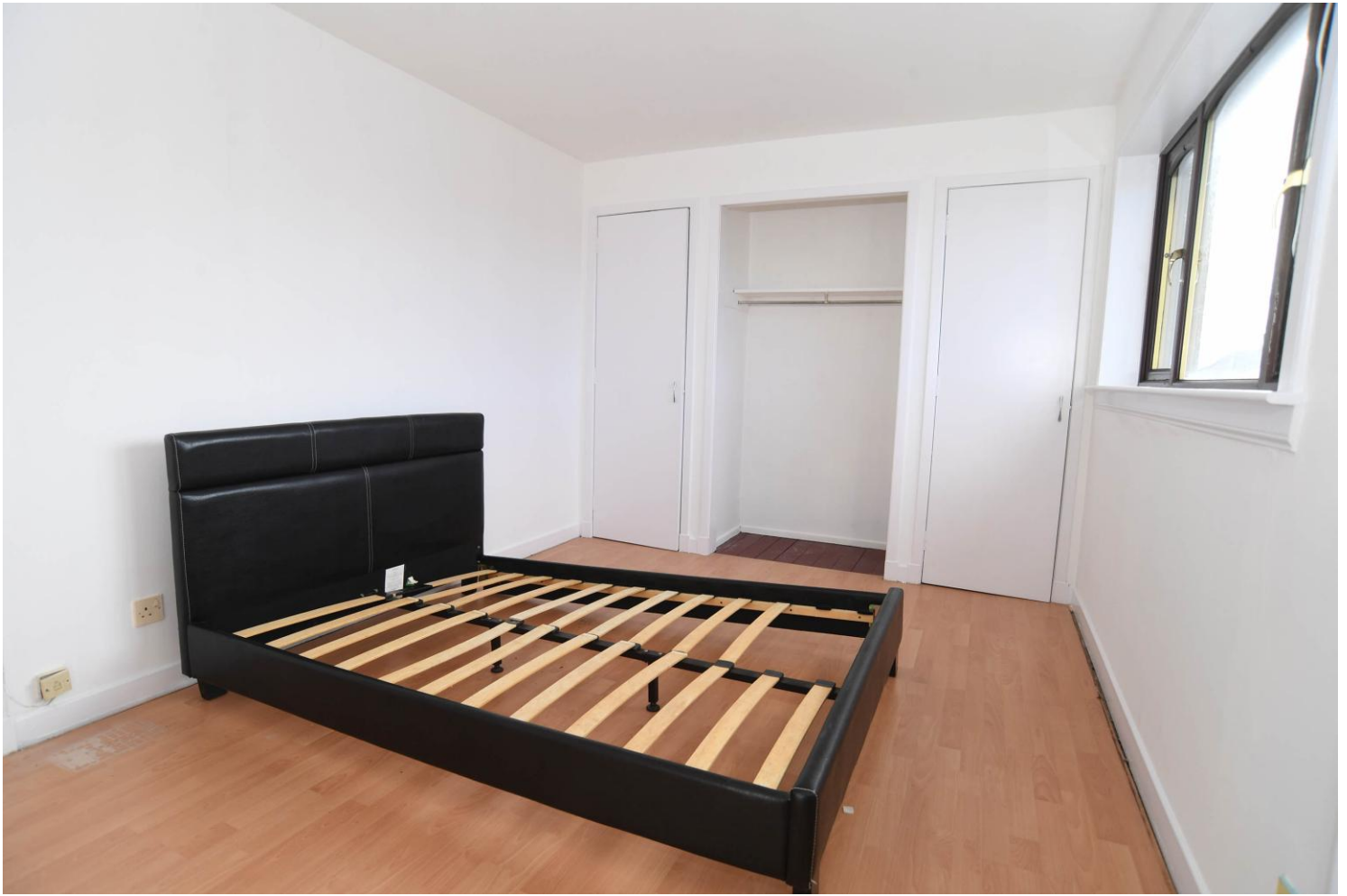


# Bathroom



Bedroom One





Located in Bedroom Two  
In Cupboard Next To  
Entrance Door



Rear Enclosed 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.