



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

FLAT FOR SALE

**49 Grattan Place
Fraserburgh, AB43 9SD
Offers over £125,000**

Property Features

- ✓ GROUND FLOOR FLAT
- ✓ 2 BEDROOMS
- ✓ 1 SHOWER ROOM
- ✓ DOUBLE-GLAZING
- ✓ REAR ENCLOSED GARDEN
- ✓ GAS HEATING
- ✓ ELECTRIC DOORED GARAGE
- ✓ DRIVEWAY
- ✓ EPC RATING C
- ✓ COUNCIL TAX BAND C
- ✓ CLOSE TO ALL AMENITIES
- ✓ CLOSE TO SCHOOLS



About The *Property*

A well-presented ground floor flat with its own private entrance, driveway parking, exclusive garden, and an impressive detached double garage to the rear. Set within a traditional semi-detached building, this two-bedroom property offers flexible living space and stylish modern finishes, ideally located in a popular and well-connected area of Fraserburgh.



FOR MORE DETAILS:
01346 517124



68 Broad Street,
Fraserburgh, AB43 9AS



VISIT OUR WEBSITE
WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedrooms:

Perfect for families, this home boasts two spacious bedrooms 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. In the master bedroom it benefits from built-in wardrobes which saves space.

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.

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.

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.

Garage/ Driveway:

This property has ample parking with the driveway at the front and double garage at the rear of the property access is from the lane. No need to get out of car if it's raining as this garage is only a click away for it has an electric door.

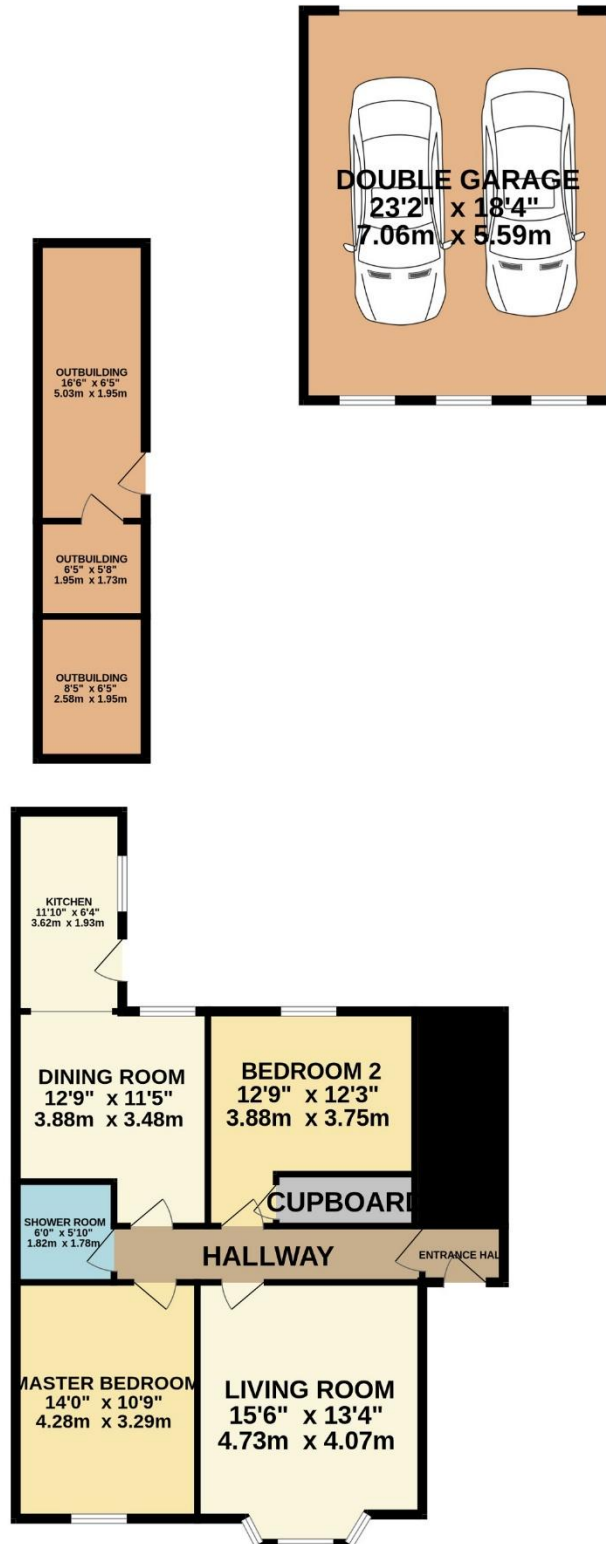
Grattan Place History

The Community Church on Grattan Place, Fraserburgh, occupies a building of considerable historical significance. Originally constructed as a drill hall during the First World War, it served as a training base for F Squadron of the 2nd Scottish Horse and G and H Companies of the 5th Gordon Highlanders. The striking two-storey frontage, complete with traditional crow-stepped gables, reflects the character and heritage of the period, and the building is now recognised as a listed property. Today, it has been thoughtfully transformed into a vibrant community church, blending historic character with modern community use.

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

Floorplan

GROUND FLOOR
1448 sq.ft. (134.5 sq.m.) approx.

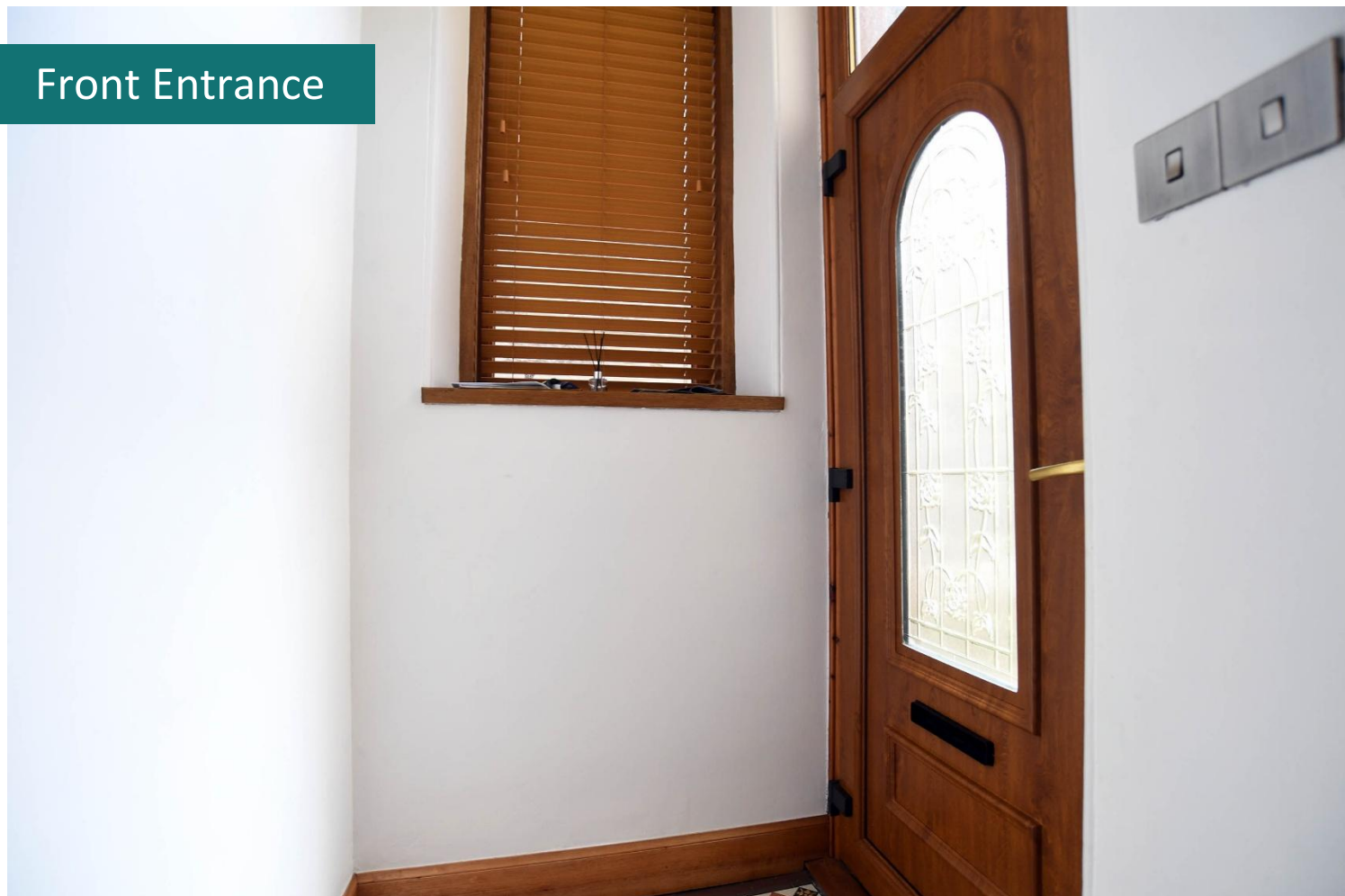


TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

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.

Made with Metropix ©2026

Front Entrance



Hallway



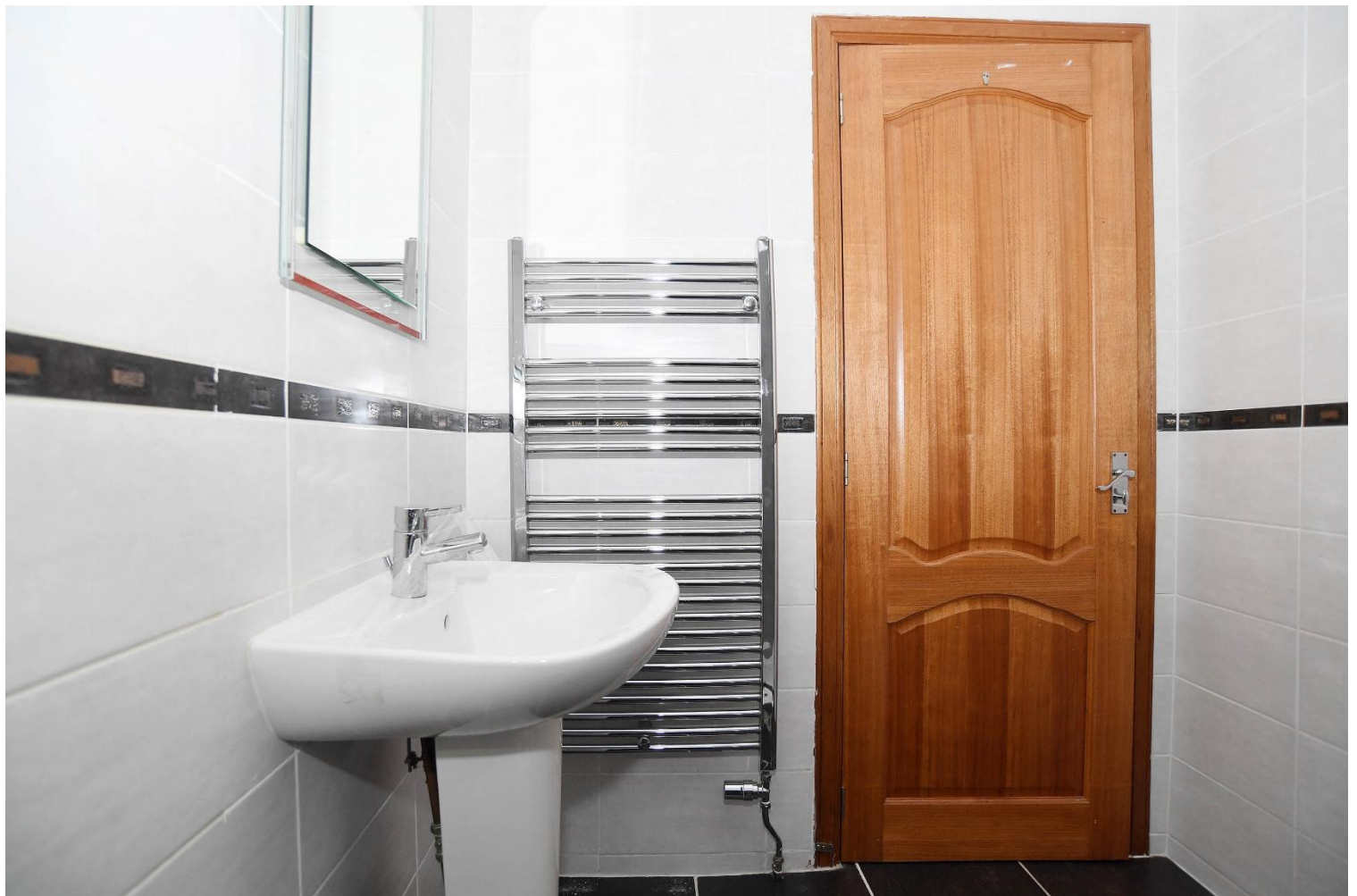
Living Room



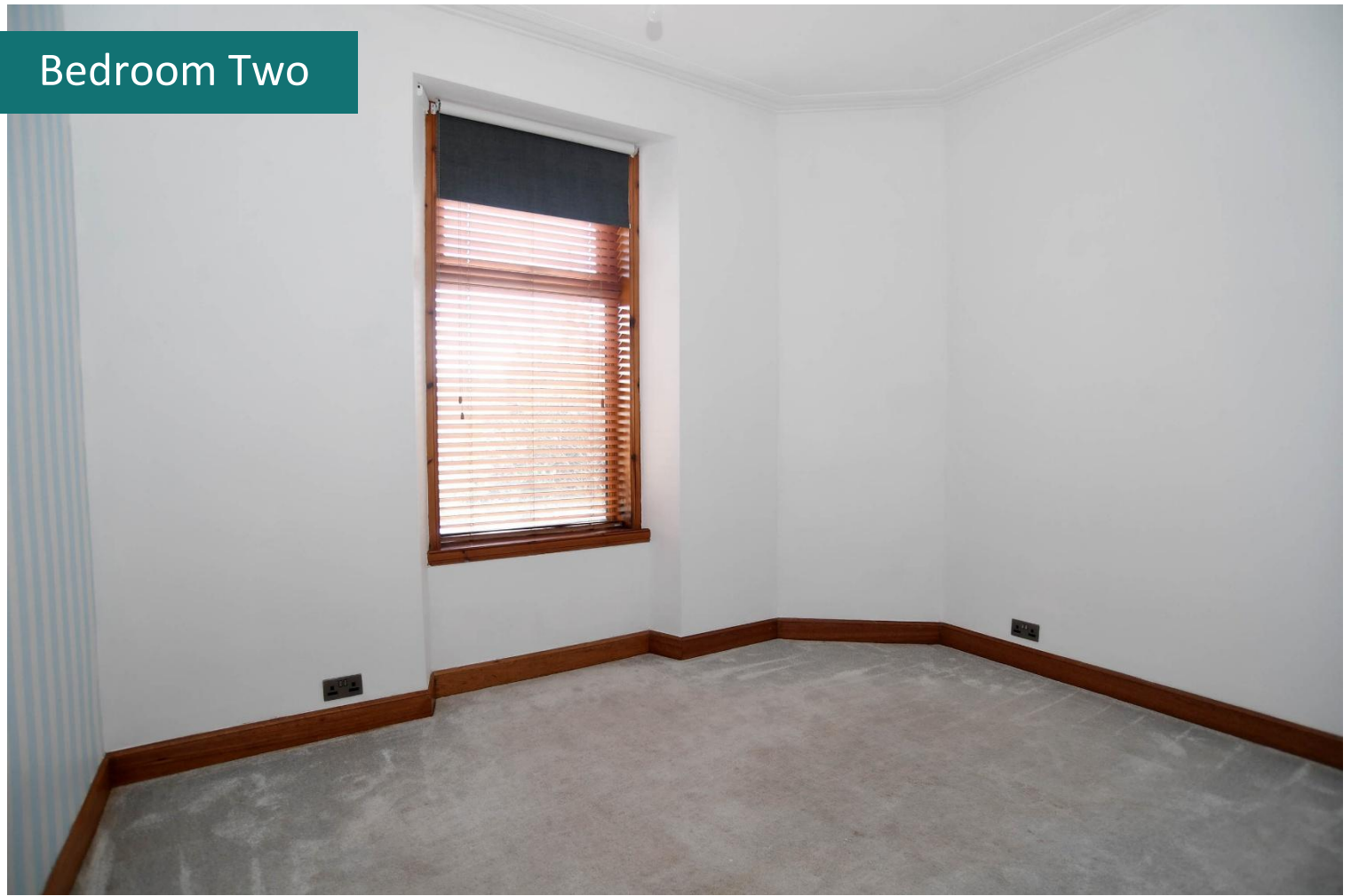
Master Bedroom



Shower Room



Bedroom Two



Dining Room



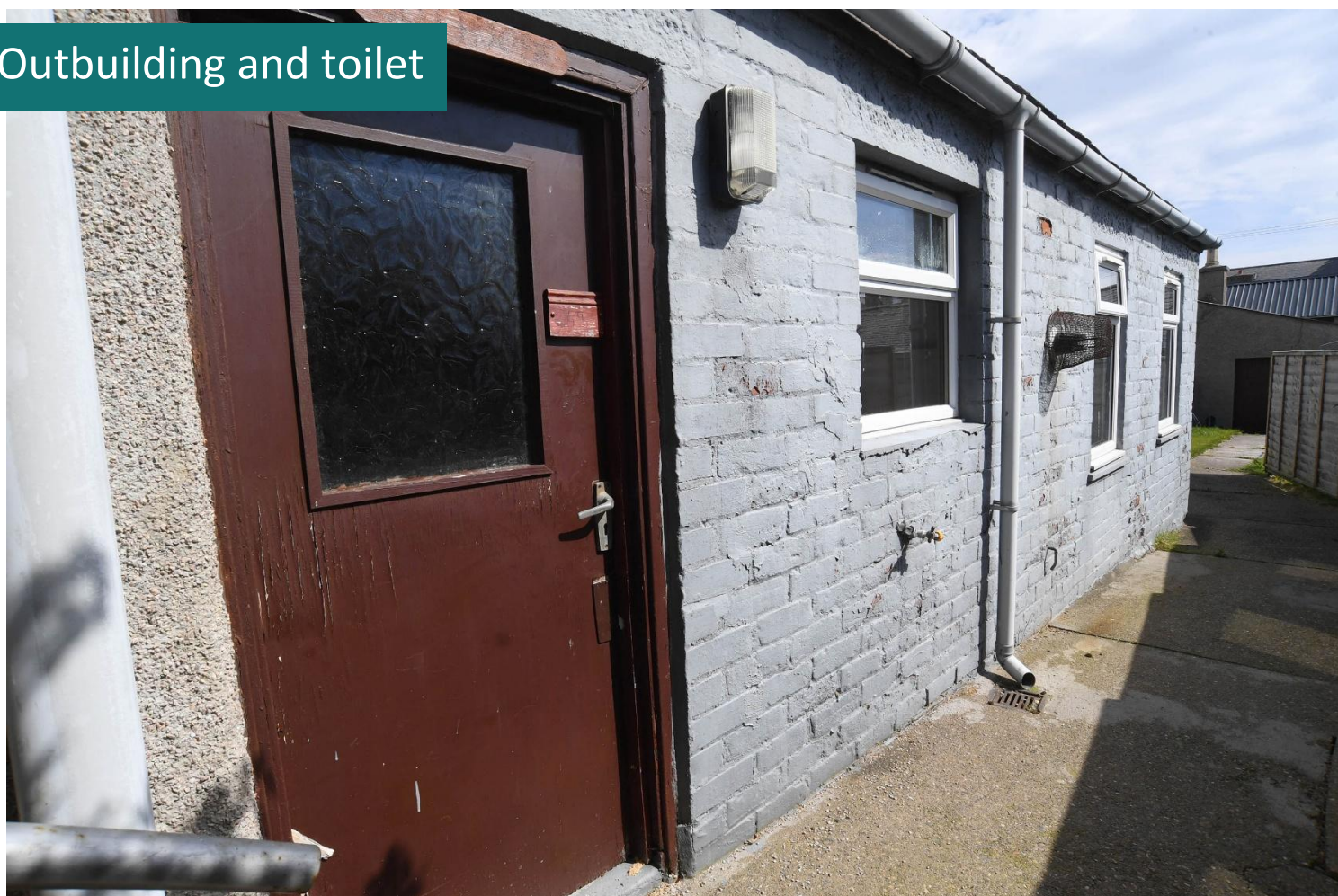
Kitchen



Garden



Outbuilding and toilet





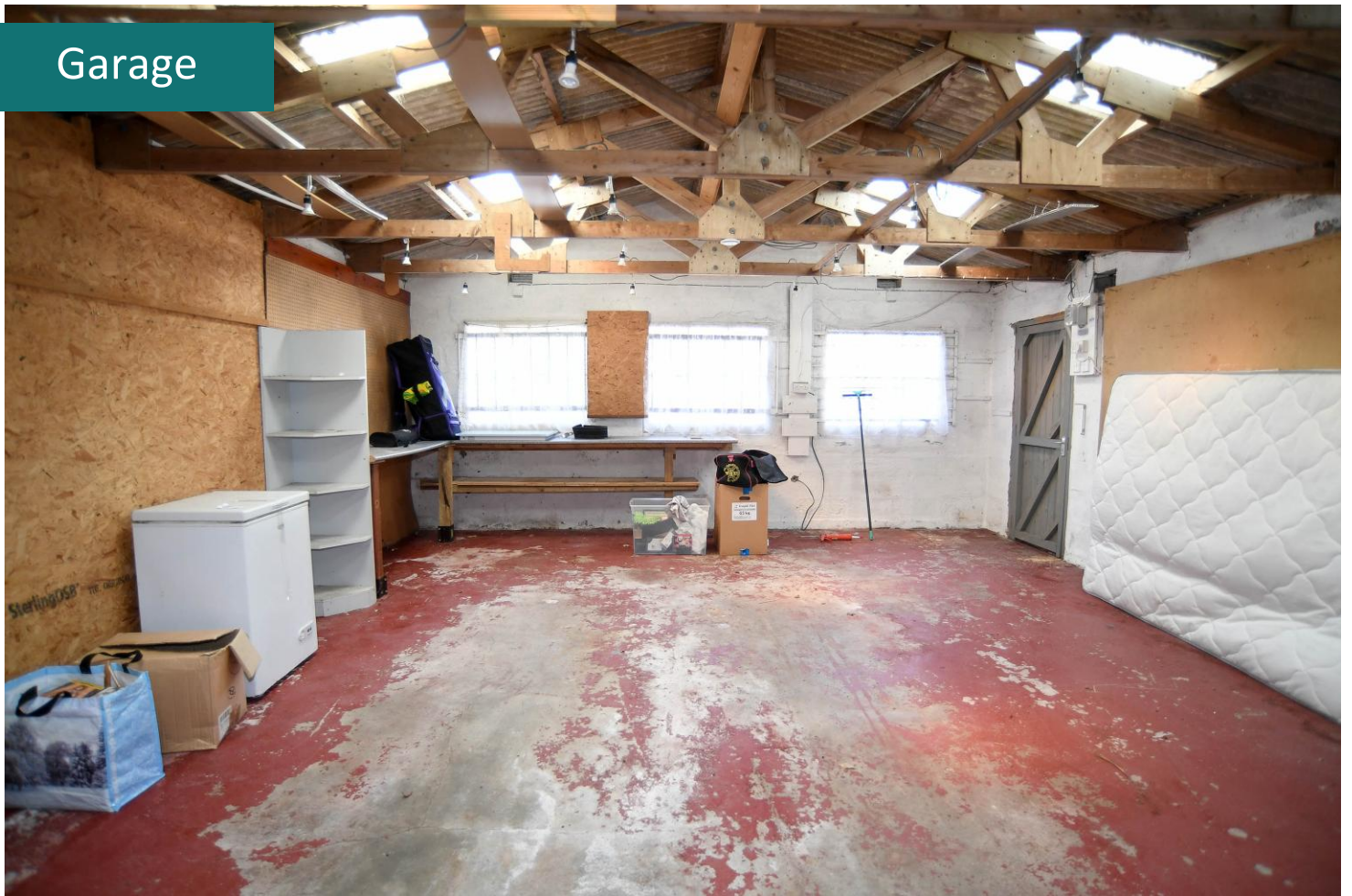
Outbuilding



Garden

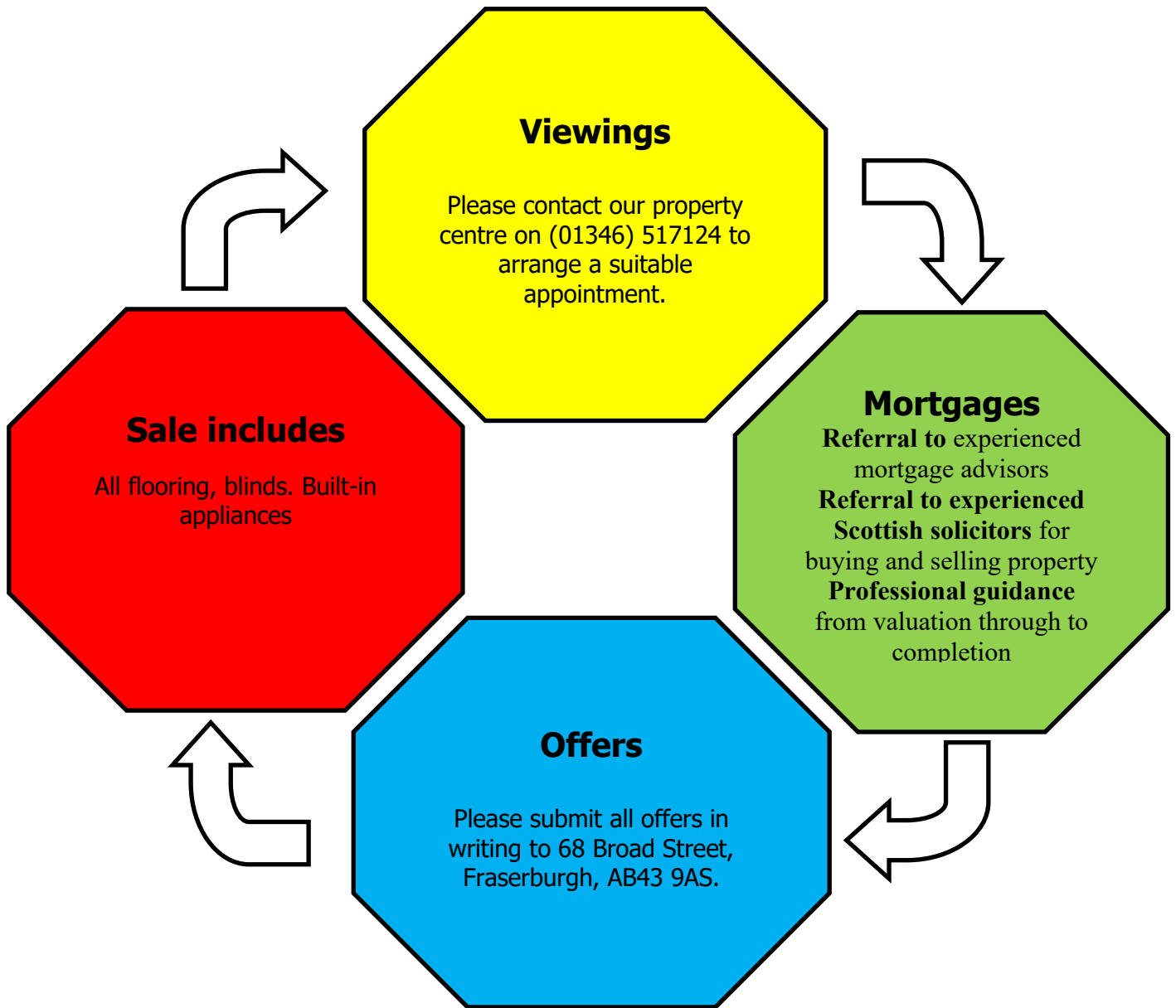


Garage



Electric Garage Door





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.