



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE



Sale - window card
3 Bannockburn Road

HOUSE FOR SALE

**62 Watermill Road
Fraserburgh AB43 9RJ
Offers over £85,000**

Property Features

- ✓ MID -TERRACE HOUSE
- ✓ 2 BEDROOMS
- ✓ 1 BATHROOM
- ✓ DOUBLE-GLAZING
- ✓ REAR ENCLOSED GARDEN
- ✓ DRIVEWAY
- ✓ EPC RATING C
- ✓ COUNCIL TAX BAND A
- ✓ CLOSE TO ALL AMENITIES
- ✓ CLOSE TO SCHOOLS



About The *Property*

This 2-bedroom house is ideally situated close to a wide range of local amenities, including shops, schools, healthcare facilities, and leisure services. Excellent public transport links are available within easy walking distance, providing convenient access to surrounding areas. Offering comfortable accommodation in a highly convenient location, this home is an excellent opportunity for first-time buyers, downsizers, or investors alike.

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.

Rear Enclosed Garden

The property features a secure, gated rear garden offering low maintenance for those with busy schedules.

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.

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.

Import information

The property has recently benefited from significant energy efficiency upgrades through the Warmer Homes Scotland scheme, completed in February 2026, including improved insulation measures designed to enhance comfort and reduce energy costs.

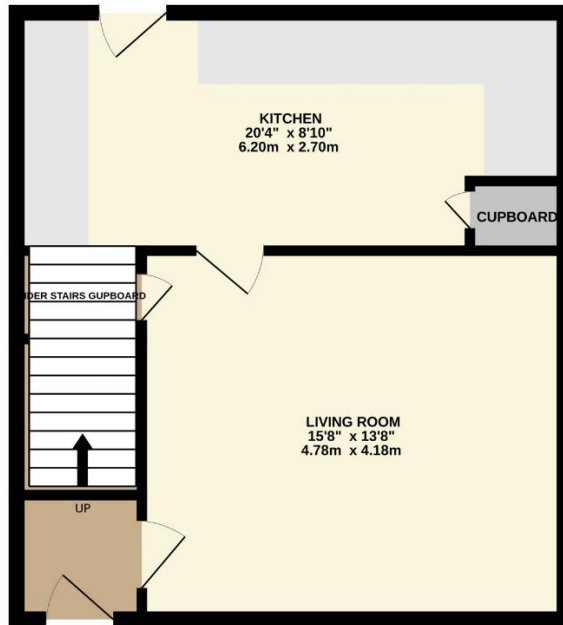
Investors

This property would make a great rental investment for those looking to expand their portfolio. The Current rent for this size of property is £650 PCM

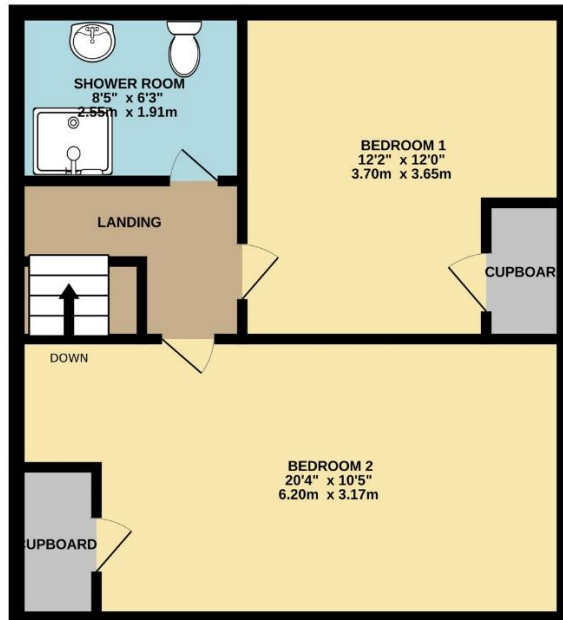
This Home Won't Last—Schedule a Tour Today !!!!!

Floor plan

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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



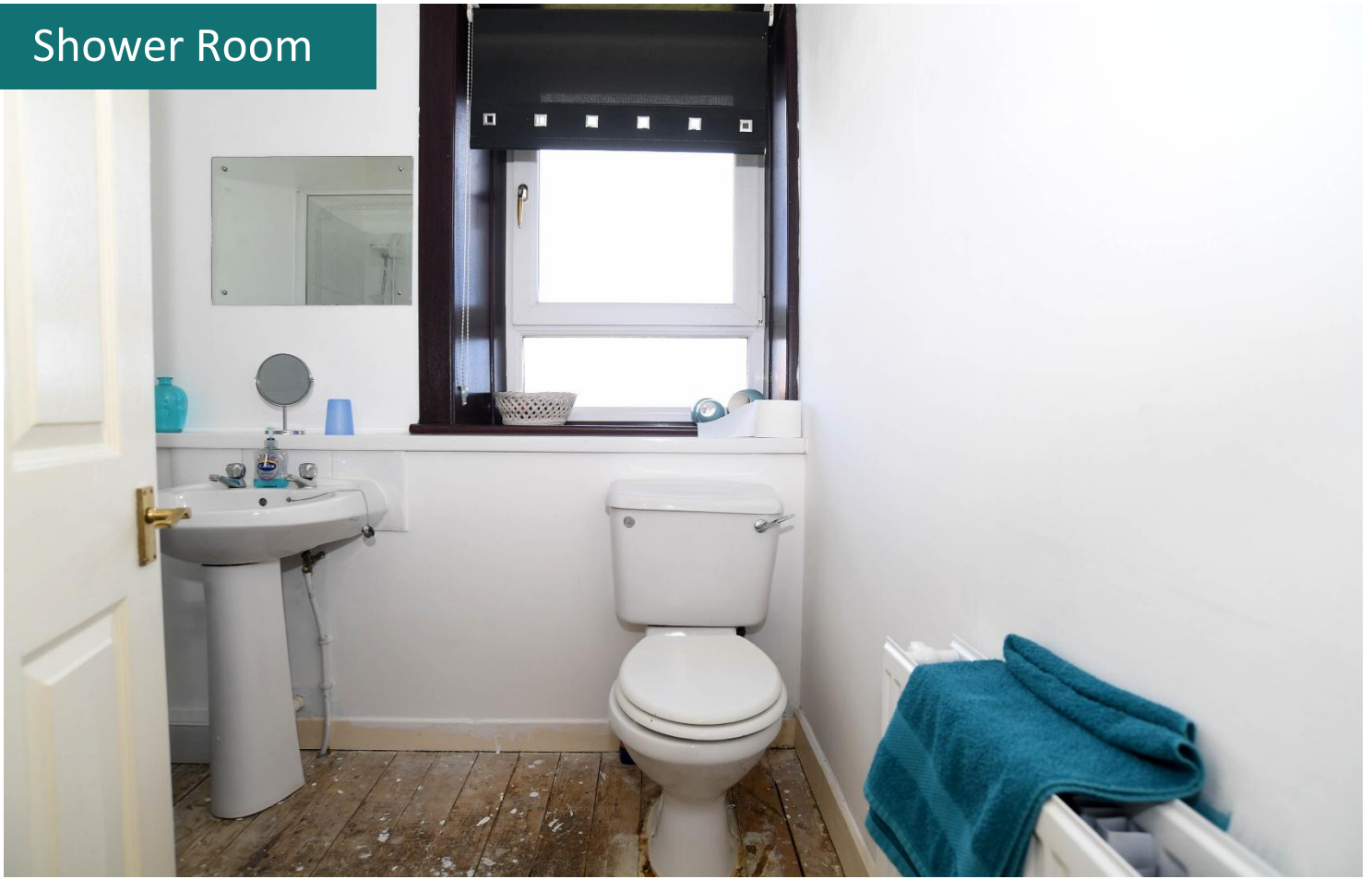
Living Room



Kitchen



Shower Room



Bedroom one (rear)

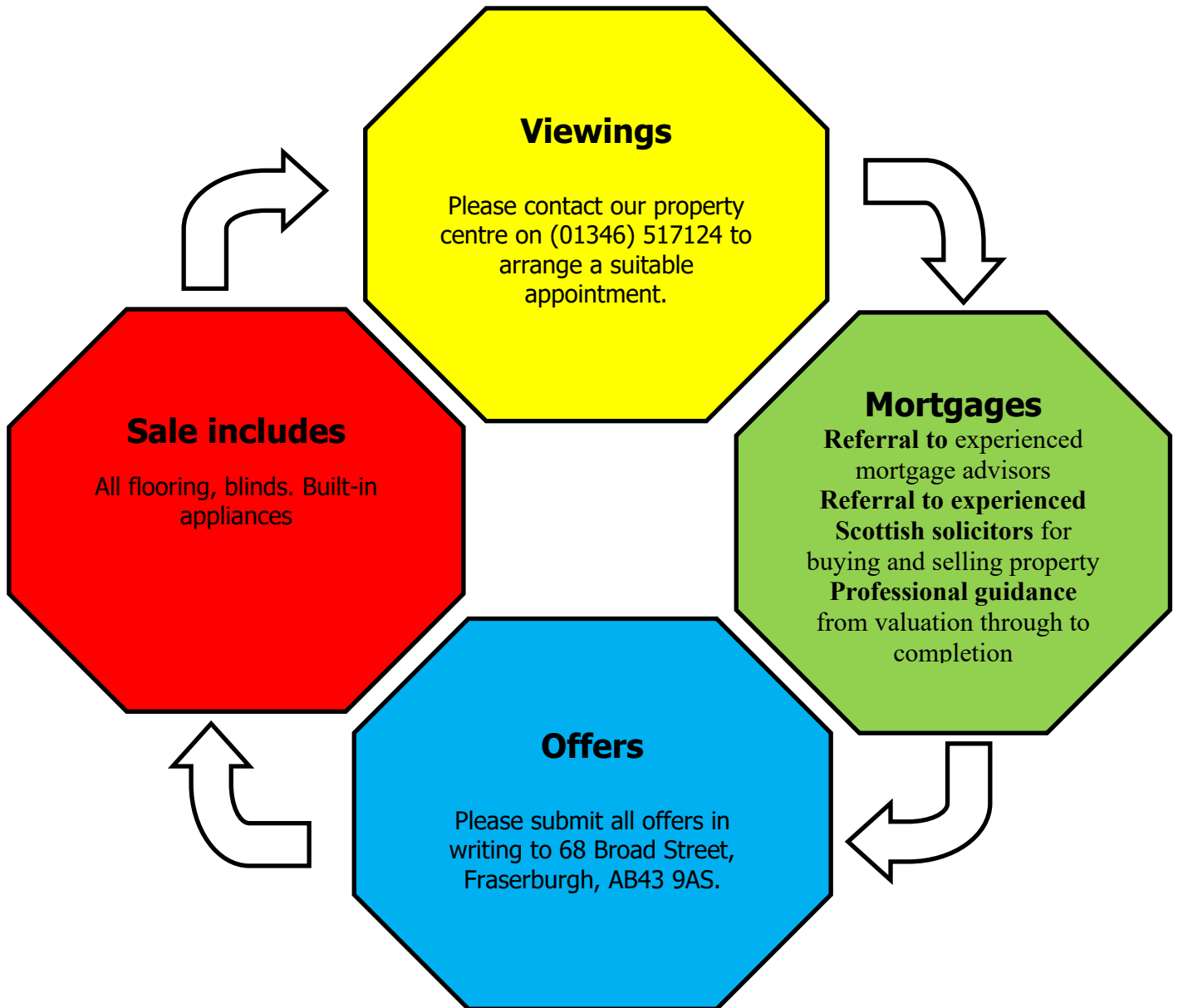


Bedroom Two (Front)



Rear 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.