



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

Ballabeg, 38 High Street,

New Deer, Turriff

AB53 6SX

Offers over £120,000

Property Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 3 BEDROOMS
- ✓ SHOWER ROOM
- ✓ DOUBLE-GLAZING
- ✓ AIR SOURCE HEATING
- ✓ LOG BURNER
- ✓ ENCLOSED GARDEN
- ✓ EPC RATING D
- ✓ COUNCIL TAX BAND B



About The *Property*

Situated in the popular Buchan village of **New Deer**, this well-presented three-bedroom semi-detached home offers comfortable family living in a convenient rural setting. The property benefits from an **air source heating system**, providing an energy-efficient way to heat the home, along with an **enclosed rear garden** offering a safe and private outdoor space for children, pets and entertaining.

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.

Enclosed Garden:

This enclosure garden give great security for children and have pets or just a chilling place.

New Deer Village:

New Deer is a thriving village of around 750 residents, located approximately 25 miles north of Aberdeen. Enjoying a central position within Buchan, it provides easy access to nearby towns including Turriff, Banff, Fraserburgh, Peterhead, Ellon and Oldmeldrum. The village offers a range of everyday amenities, including local shops, a primary school and community facilities, serving both the village and the surrounding agricultural area.

Arrange a private viewing today and Take advantage of this exceptional opportunity to buy this home at a remarkable value.

 01346 517124

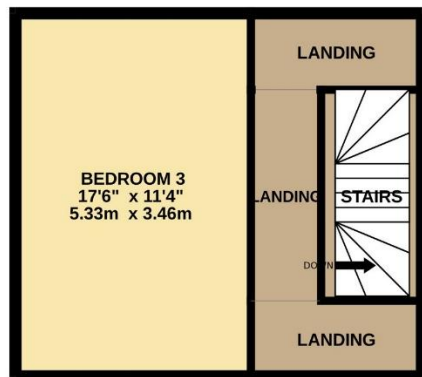
 enquiries@forbesproperty.co.uk

Floor Plan

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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

(Ground Floor)



Living Room

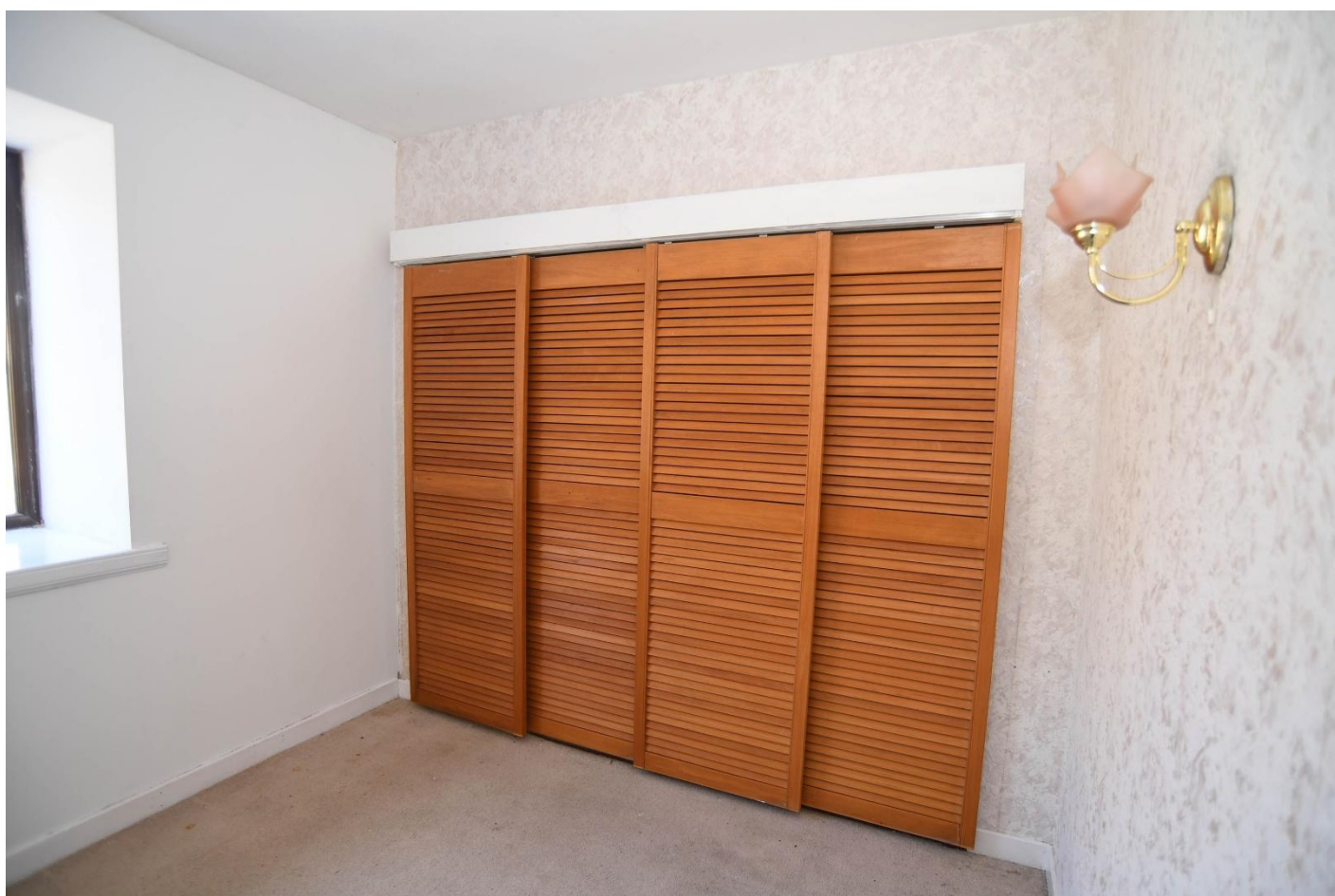


Sitting/Dining Room

(4.53m x 3.31m)



Bedroom One



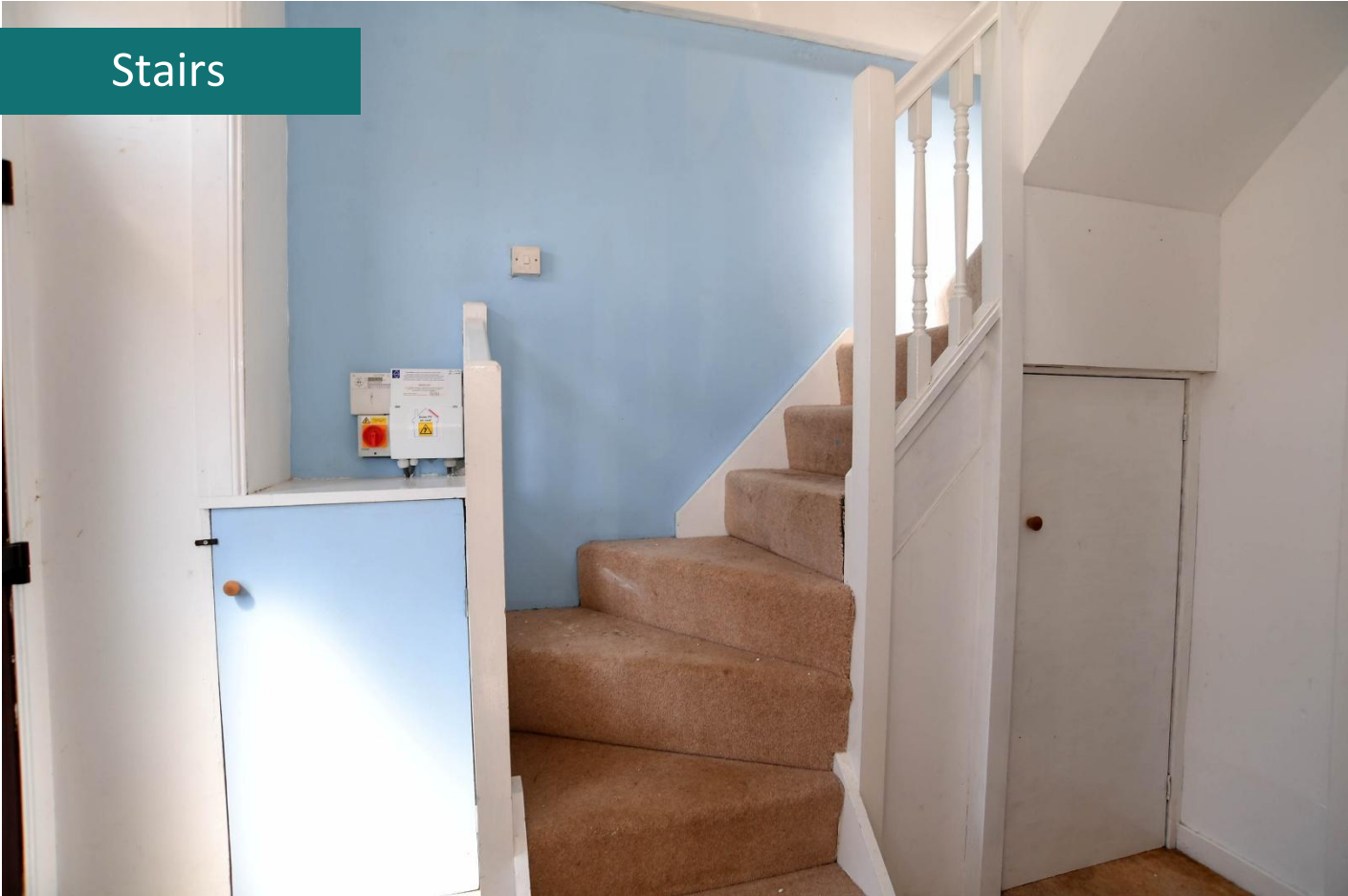
Bedroom Two



Shower Room



Stairs

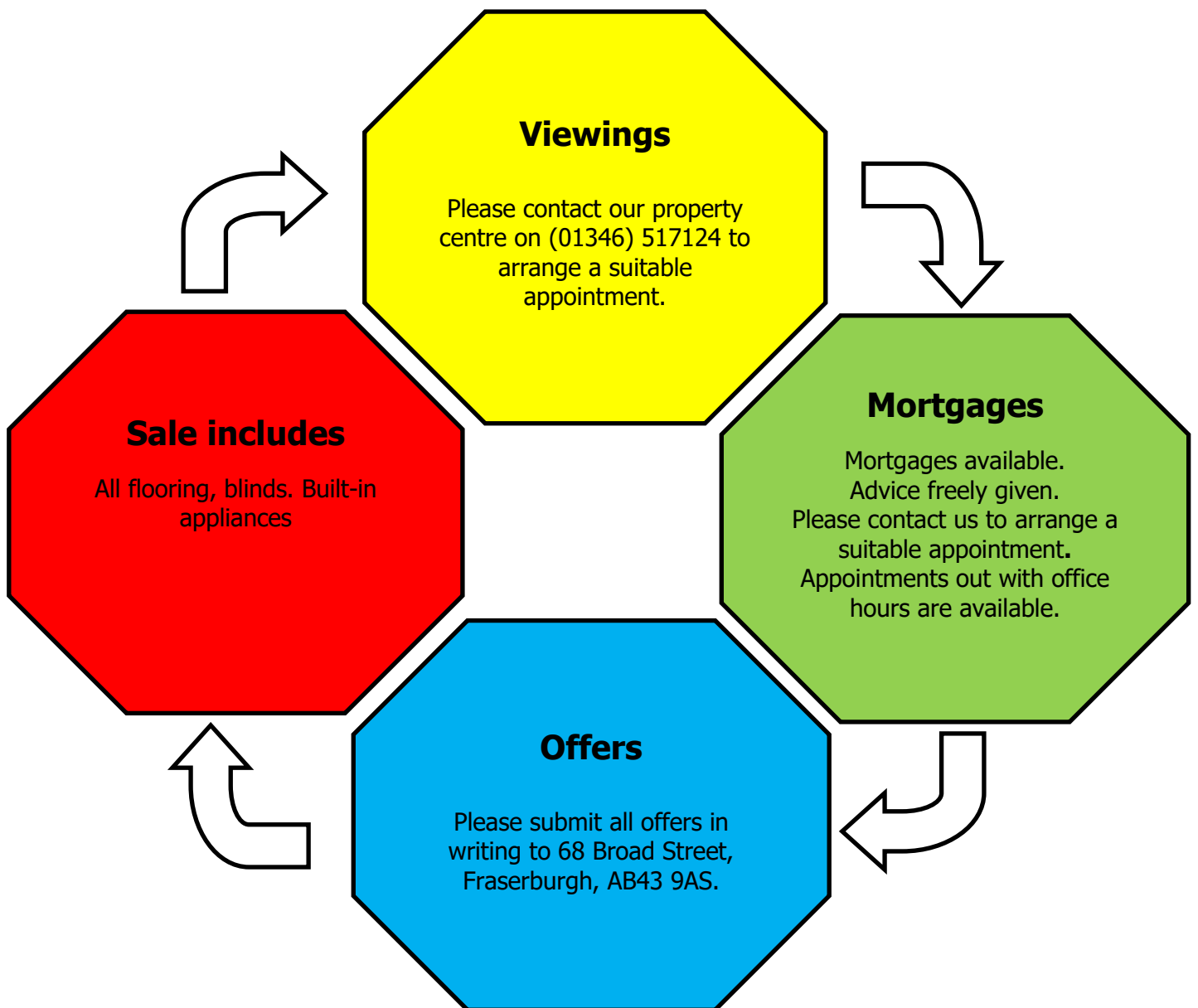


Bedroom Three



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.