



**FORBES PROPERTY**  
PROPERTY, LETTING & MORTGAGE ADVICE

# HOUSE FOR SALE

**1 Ferguson Drive,  
Fraserburgh, AB43 7FH**

**Offers over £255,000**

## Property Features

- ✓ SEMI-DETACHED HOUSE
- ✓ 3 BEDROOMS
- ✓ MASTER EN - SUITE
- ✓ FAMILY BATHROOM
- ✓ DOUBLE-GLAZING
- ✓ GAS HEATING
- ✓ ENCLOSED GARDEN
- ✓ GARAGE
- ✓ GENEROUS  
ACCOMMODATION
- ✓ COUNCIL TAX BAND D
- ✓ EPC RATING B



## About The *Property*

A beautiful, well-presented property is ready to move into, offering a modern, stylish feel throughout. The bright and airy accommodation features three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite. The contemporary kitchen-diner provides a fantastic space for everyday family living and is also ideal for entertaining guests. Outside, the enclosed spacious garden offers plenty of scope to create an outdoor space to suit your own taste. The property also benefits from an integrated garage, providing convenient and secure parking or additional storage.



FOR MORE DETAILS:  
**01346 517124**



**68 Broad Street,  
Fraserburgh, AB43 9AS**



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**[WWW.FORBESPROPERTY.CO.UK](http://WWW.FORBESPROPERTY.CO.UK)**

## Accommodation Key Features

### **Master Bedroom**

The spacious master bedroom features a large bay window, allowing plenty of natural light to flood the room. It also benefits from its own private en-suite, creating a comfortable and convenient space.

### **Kitchen/ Diner**

Being open plan, it makes it very sociable as you can talk with family or friends instead of being isolated while cooking food or snacks.

### **Easy-Maintenance Garden:**

Step into a private, hassle-free outdoor retreat featuring a low-maintenance grass garden, ideal for relaxing and enjoying the outdoors with minimal upkeep.

### **Interior**

Decorated in neutral colours, creating a fresh, bright and spacious feel throughout makes this modern home ready to move into and make your own.

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

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

### **Parking:**

Adjacent to the property there is a Single garage which offers off-street parking, providing convenience and security. Additional parking available on the street for guests or additional vehicles

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

Accessibility to major roads and transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

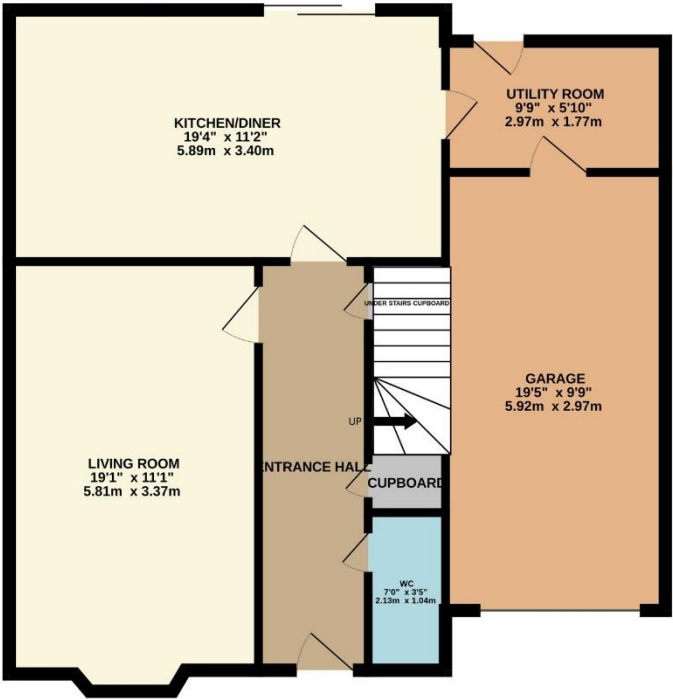
**Don't miss this incredible opportunity to own your dream home at an unbeatable price!**

 01346 517124

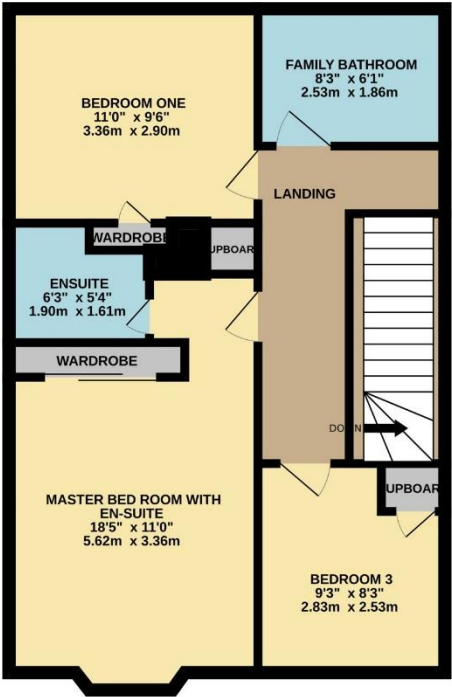
 [enquiries@forbesproperty.co.uk](mailto:enquiries@forbesproperty.co.uk)

# Floor Plan

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.

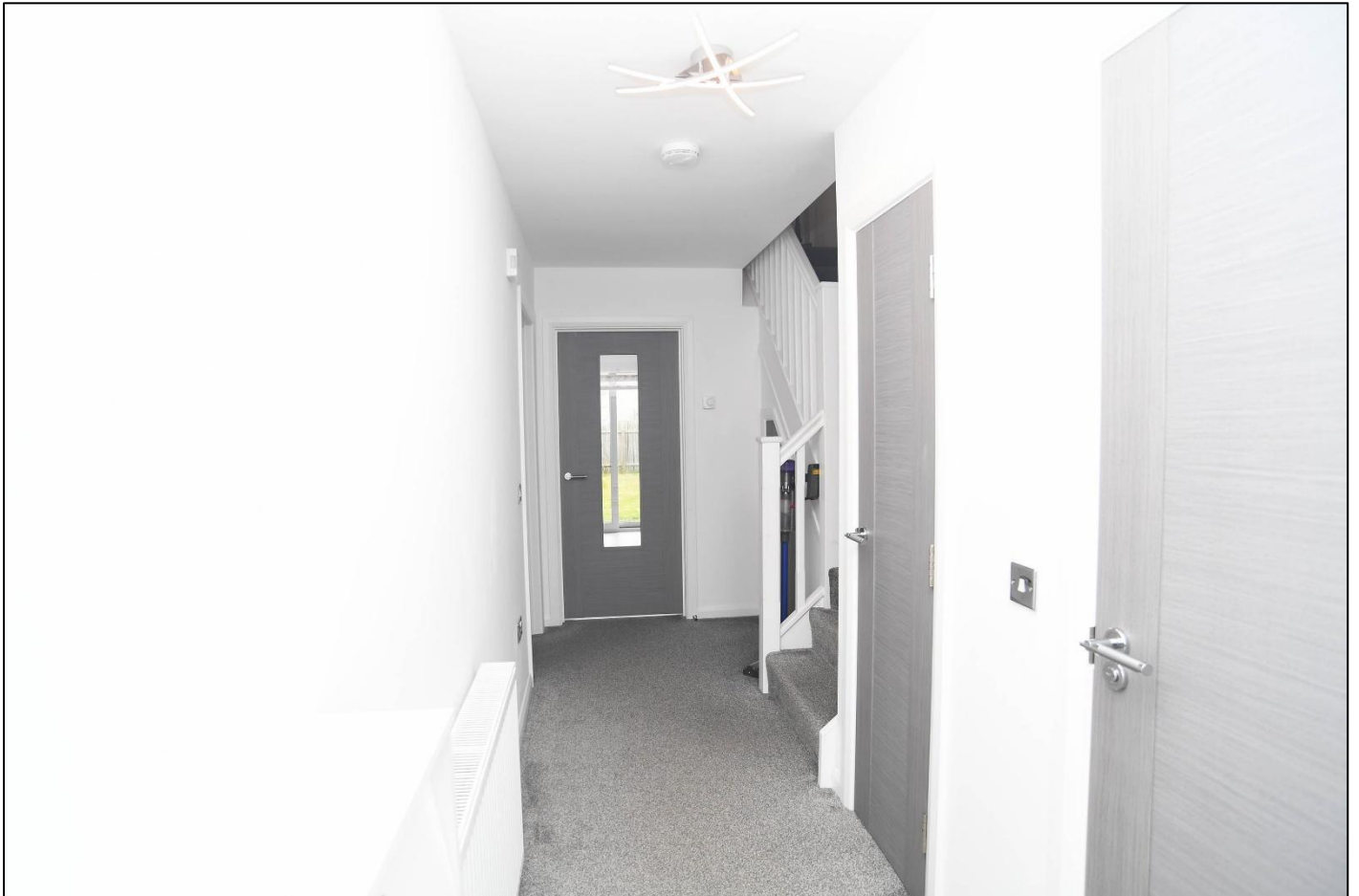


TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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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## Entrance Hall

(Ground Floor)



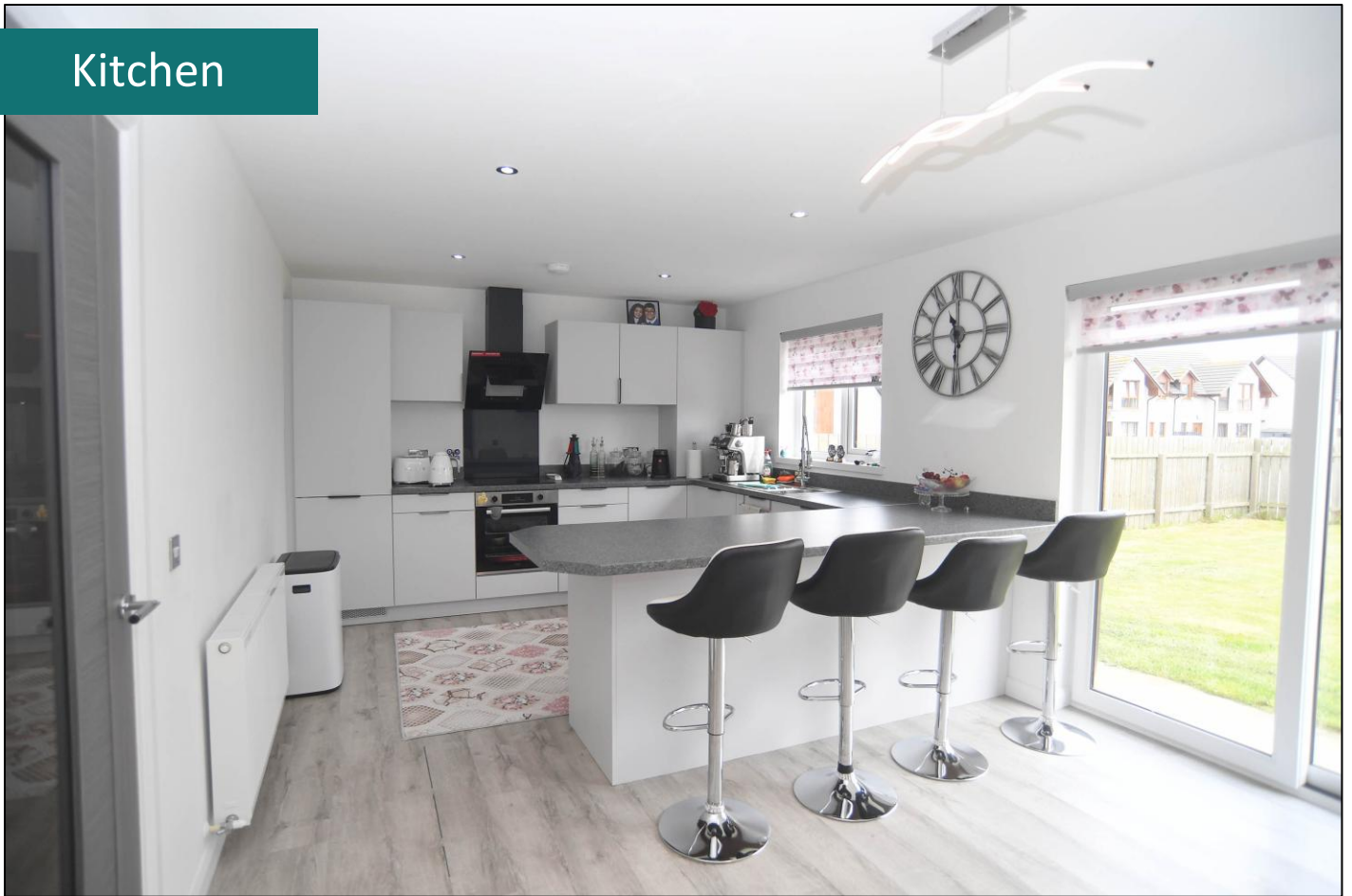
Down Stairs WC



## Living Room



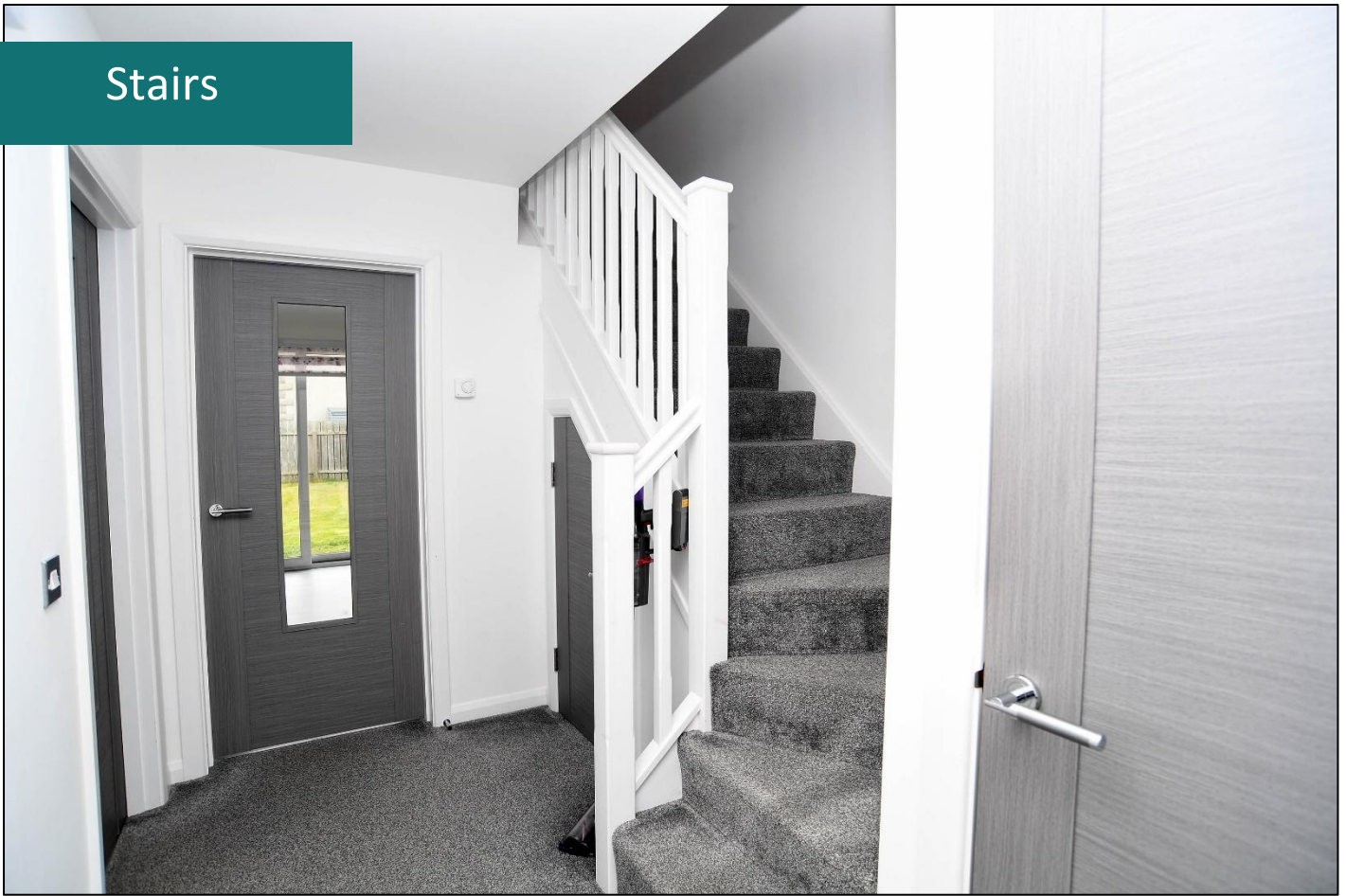
## Kitchen



## Garage



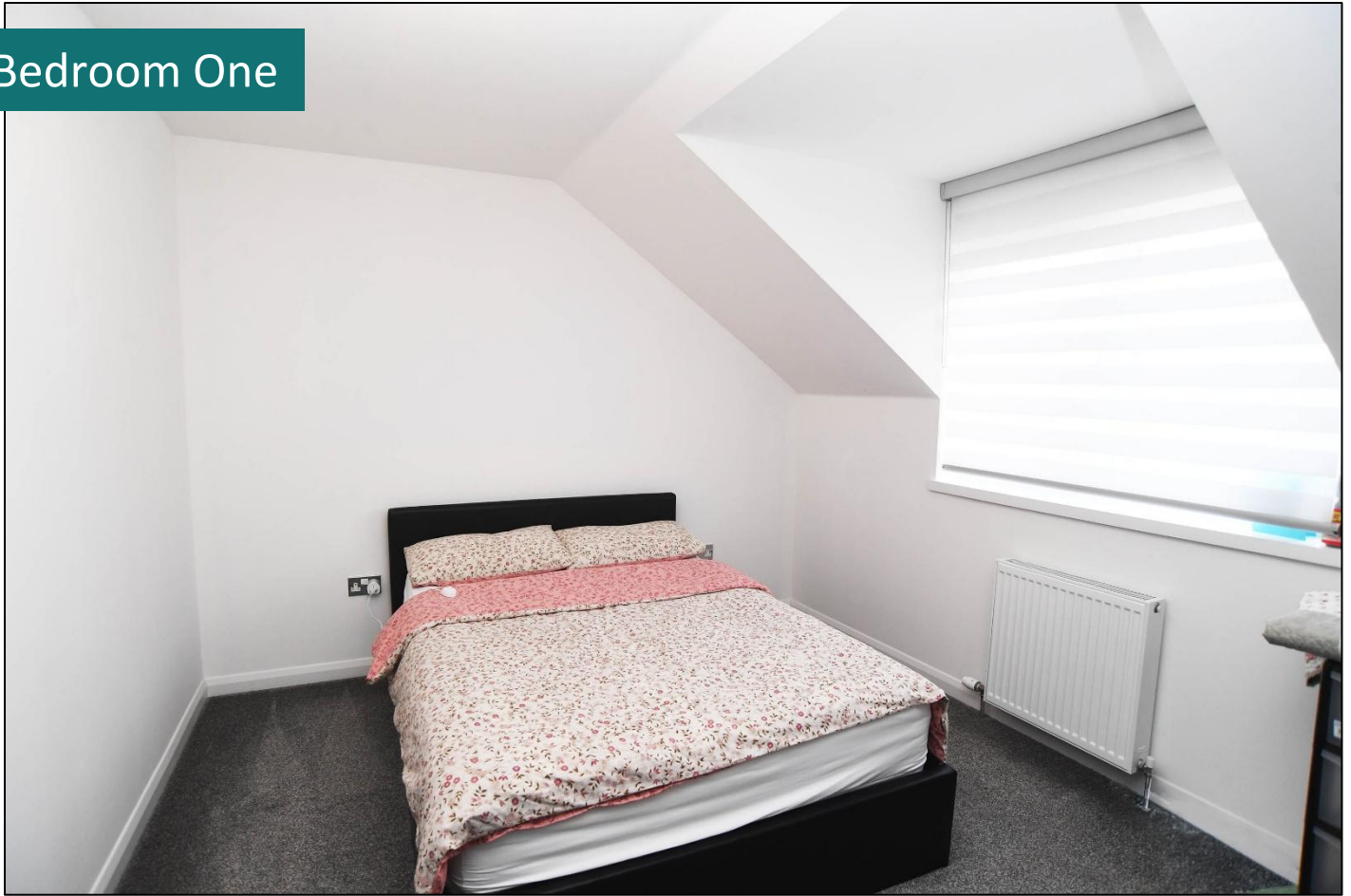
## Stairs



## Family Bathroom



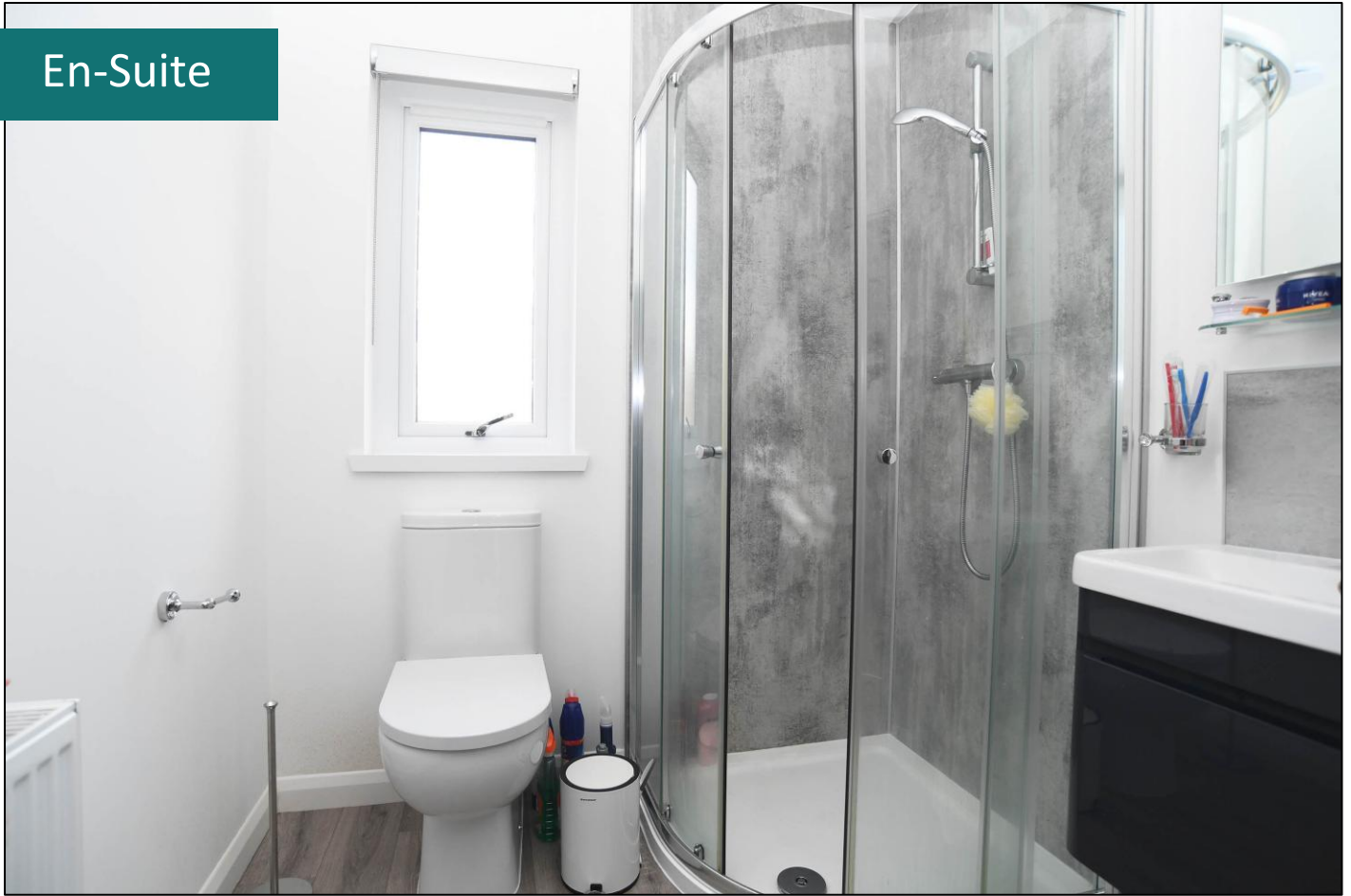
Bedroom One



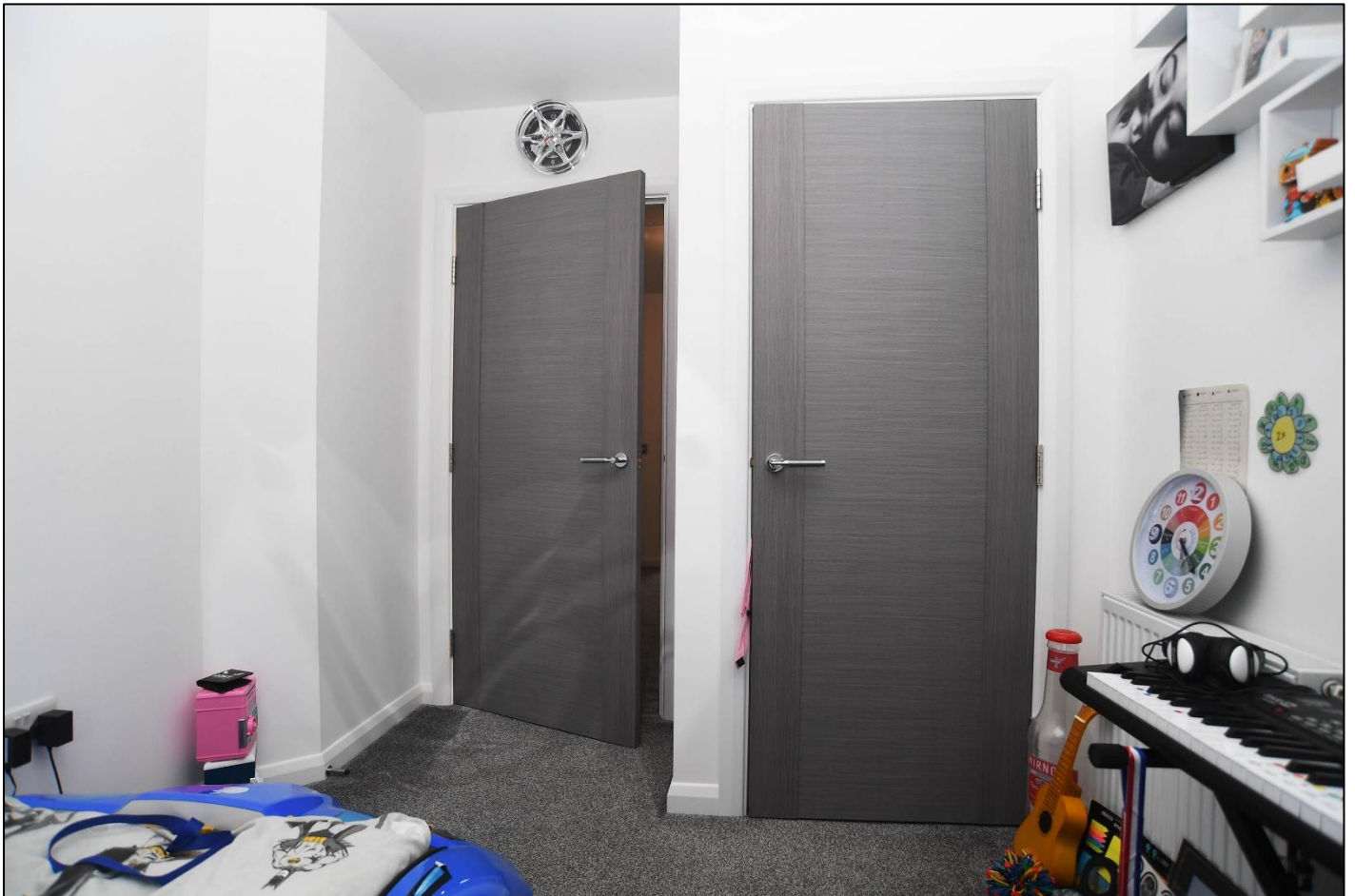
Master Bedroom



## En-Suite



Bedroom Three



Garden



## **Walking Distance**

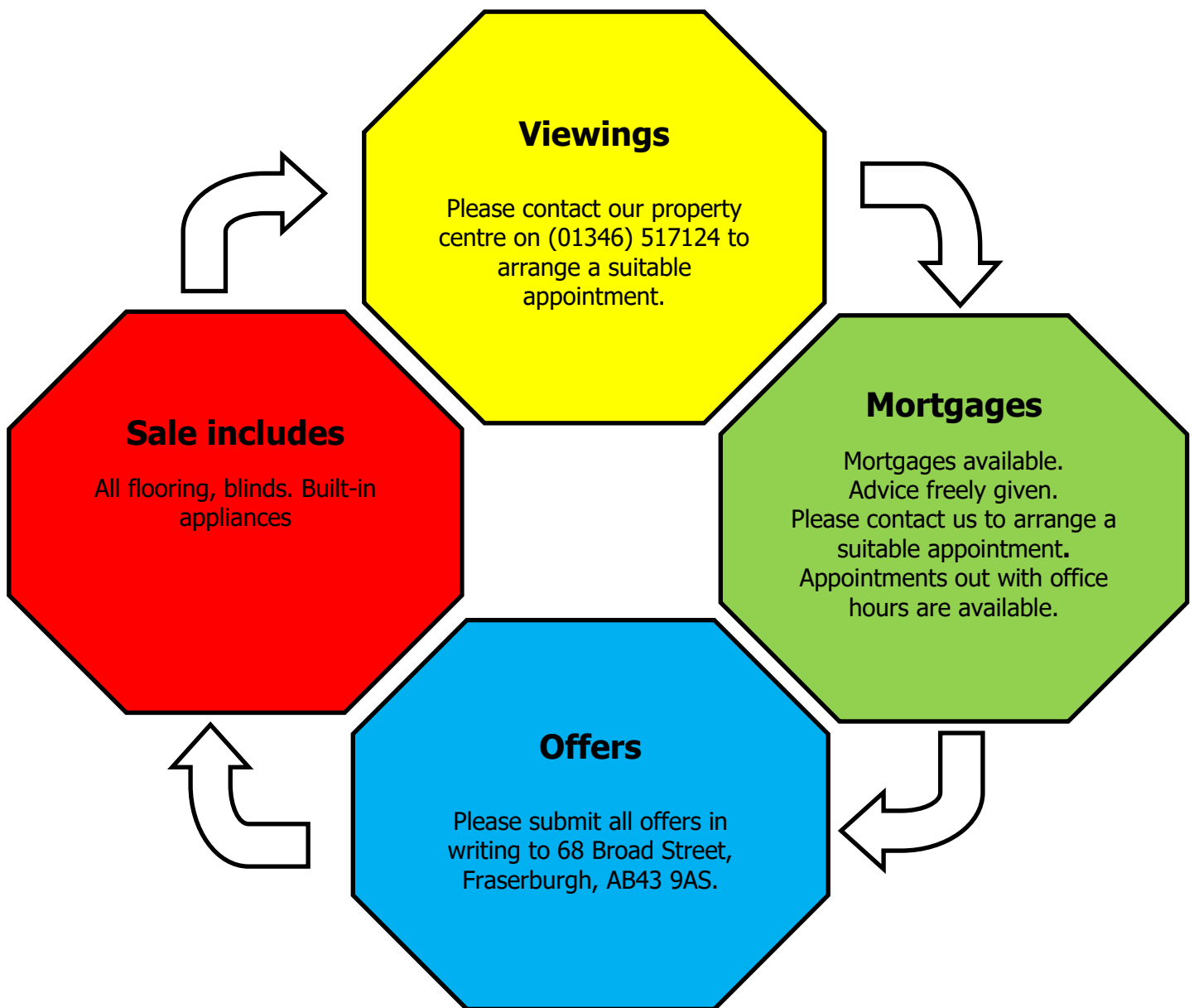
- Local Shop, Greens, Buchan Road – 8 Mins
- Asda, Fraserburgh, Watermill Road – 20 Mins
- Lochpots school – 20 mins
- NESCOL - Campus College, Henderson Road – 12 Mins
- Saltoun GP Surgery, Lochpots Road – 18 Mins
- Fraserburgh Hospital, Lochpots Road – 19 Mins
- Regular Public Transport – Every 15/20 Mins

## **Mobile Network Operators**

- EE
- Voda Phone
- O2
- Tesco
- Three

## **Things to do in Fraserburgh**

- Lighthouse museum
- Coastal walks
- Fraserburgh Beach
- Waters of Philorth Local Nature Reserve



**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.