

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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108 WEST ROAD

Fraserburgh AB43 9NJ

OFFERS OVER £80,000



We are delighted to present this semi-detached three-bedroom house for sale. Access to the property is via the front door as well as the side gate and lane up to the rear garden and back door. The property benefits from a double driveway. The accommodation comprises of a living area, kitchen, bathroom downstairs and three double bedrooms upstairs.

Situated in Fraserburgh, within a walkable distance of all local amenities, including the convenience store, takeaways, schools (primary, secondary and college) and hospital. The property benefits from gas central heating and is fully double-glazed. EPC band D.

This property would be an ideal proposition for a family or someone wishing to expand their rental portfolio.

Entrance hallway

Upon entering the property through the white UPVC door with frost glass, you are met with the hallway comprising under the stair storage with a fuse box. It is decorated in neutral tones, has 2 3-bulb spotlights and is laid with black-tiled flooring. This hallway provides access to the living room, kitchen, bathroom and staircase.



Living Room (4.40m x 4.32m)

The living room is a generously sized welcoming room. It is light and airy with a large window overlooking the front of the property. White walls and black tiled flooring along with a central ceiling light and a double radiator complete the room.



Kitchen (4.43m x 2.92m)

Another room that benefits from the medium-sized window that this property offers. It is bright and airy with white walls and ceiling spotlights. The back garden is accessed via the kitchen through the UPVC door.



Bathroom (2.10m x 1.96m)

The bathroom comprises a white WC, sink and a corner shower. Decorated with grey wood patterned base cabinet, Black sparkly wet walls and finished with dark laminate flooring.



Stairs & Upper landing

Wooden stairs lead to the first floor of the property. A good-sized hallway comprises a ceiling light and a built-in cupboard with a boiler.



Bedroom 1 (4.09m x 3.35m)

Another spacious front-facing bedroom features a good size window. Built-in wardrobe with sliding mirror door, radiator, neutral décor and light brown carpet complete this room. The room comprises a central ceiling light and a radiator.



Bedroom 2 (3.67m x 2.88m)

A good-sized side-facing double bedroom. This room is accessed via the hallway. Excellent built-in cupboard and wardrobe. Sky blue walls and carpet along with a radiator and central ceiling light complete this room.



Bedroom 3 (4.06m x 2.91m)

A double bedroom with rear facing, good size window. This bedroom is located off the hallway and is decorated in neutral tones with bright grey carpet. a radiator and the ceiling pendant light.

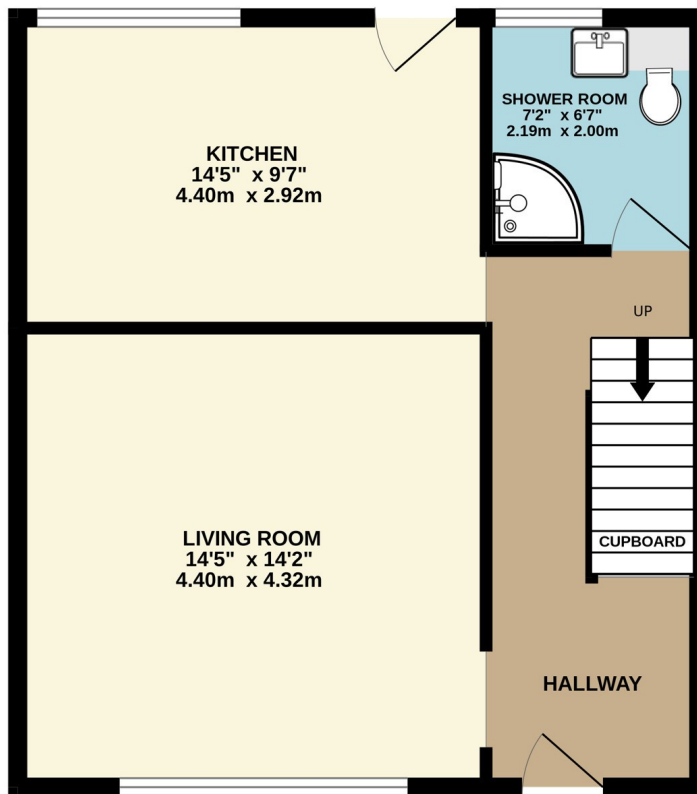


Enclosed rear garden & shed

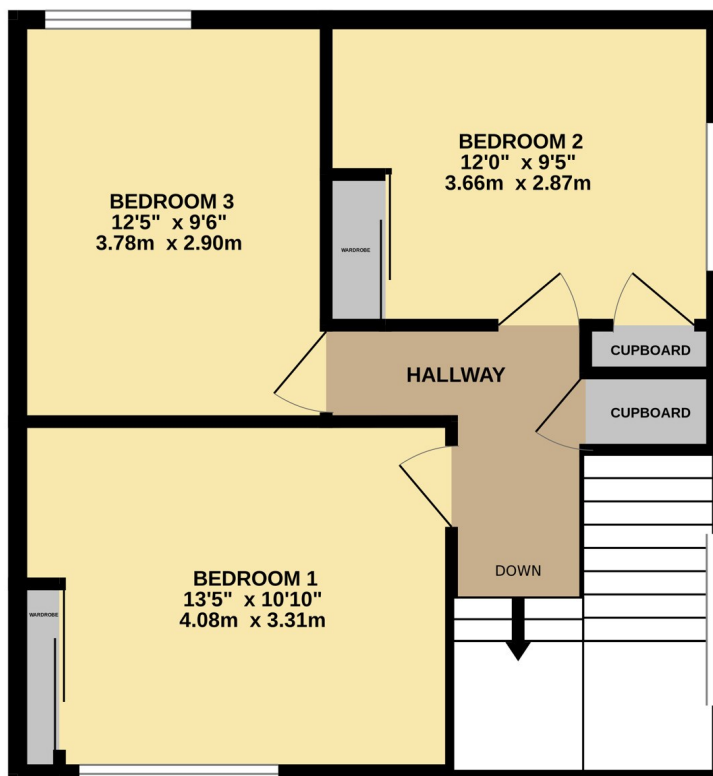
There is an extra outside space with a shed.



GROUND FLOOR



1ST FLOOR



INCLUDED IN THE SALE

All flooring, lightening, shed.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

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.

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