



Grattan Place, Fraserburgh, AB43 9SD

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PROPERTY PROFESSIONALS



- Modern Gloss White Galley Kitchen
- Private Driveway Parking For Two
- Stylish Shower Room With Corner Cubicle
- PVC Double Glazed Windows Throughout
- Gas Fired Central Heating System
- Built-In Bedroom Storage With Lighting
- Detached Blockwork Garage With Power
- Fully Enclosed Rear Garden Space
- Two Separate Sitting Rooms
- Close To Local Shops And Amenities

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49 Grattan Place is a self contained 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 internal spaces, stylish modern finishes and excellent potential for a range of buyers, all in a popular and well connected Fraserburgh location.

The entrance hallway sets the tone with clean white painted walls, natural wooden skirting boards and matching door frames and warm wooden flooring underfoot. A practical and welcoming space, it offers access to all main rooms.

To the front of the home, the bay-windowed lounge is generously sized and full of character. A pair of arched alcoves sit on one side, their interiors painted in a deep blue that contrasts smartly with the crisp white walls and picks up the rich navy tone of the fitted carpet. Matching blue painted cornicing runs around the ceiling adding another subtle detail. A radiator sits beneath the bay window and another to the side ensures the room stays warm and cosy.

The main bedroom is another good sized double room, finished in white with a soft grey carpet and a tall window that lets in plenty of light. A full fitted storage unit is neatly integrated around the bed area, providing wardrobe space, overhead cabinets and built-in bedside units – all with downlighting – making it an ideal arrangement for clothes and belongings.

The second double bedroom is also similarly finished with white walls, a matching grey carpet and a tall window. One wall is finished with light blue and white striped wallpaper, adding a subtle decorative touch. A radiator sits by the door and while there is no built-in storage, there is plenty of room for freestanding furniture.

To the rear of the property is a second comfortable sitting room with tartan patterned carpet and a large window letting in natural light. This versatile room could be used as an additional living space or even a formal dining area. White walls and natural timber trim keep things fresh and classic, while an arched alcove with fitted glass shelves provides a practical display or storage solution.

Leading directly off this sitting room is the kitchen, a sleek and contemporary galley space. High gloss white cabinets are paired with grey laminate worktops and matching splashbacks for a crisp, modern finish. A built-in double oven sits within a tall bank of units, while a four-burner gas hob and integrated extractor sit along the main run of worktop. The stainless steel sink is located alongside the hob, with a window directly opposite providing light to the space. Modern grey flooring completes the look.

The shower room has been updated in a modern, neutral style. A corner shower cubicle with chromed edging is lined in grey wet wall panels, while the rest of the room is tiled in light grey with a slim black border running horizontally across the middle. A white pedestal sink sits beside a matching toilet with a black seat while a chrome towel ladder radiator completes the space. The dark flooring ties the scheme together and adds a smart contrast.

Heating and hot water are supplied via a gas-fired Alpha boiler located in the outbuilding. The windows and external doors are modern PVC units, ensuring warmth and efficiency throughout the home. Outside, the property enjoys exclusive use of the front and rear gardens, as well as off-street driveway parking for two vehicles. To the rear lies a detached double garage of blockwork construction with a pitched corrugated roof. This is a substantial space with huge potential as a workshop, storage area or hobby room. A second brick-built outbuilding with a slated roof also lies within the rear garden for added flexibility.

Offering space, storage, privacy and convenience in a popular Fraserburgh location, 49 Grattan Place is a well maintained and move-in ready home with plenty of attractive features. Contact Hamish Homes today to arrange your viewing and see what this property has to offer.

About Fraserburgh

Fraserburgh, known locally as “The Broch,” sits at the northeast tip of Aberdeenshire on the coast of the Moray Firth. It’s one of Europe’s busiest fishing ports and also boasts Scotland’s first mainland lighthouse at Kinnaird Head.

The town is well served with amenities including supermarkets, independent shops, a leisure centre and the Fraserburgh Heritage Centre. Healthcare is served locally at Fraserburgh Hospital. Families benefit from four primary schools while secondary aged pupils attend Fraserburgh Academy. Transport links include regular bus services while road connections lead to Peterhead and then Aberdeen via the A90.

With miles of golden beaches, coastal trails, golfing, birdwatching and a tight-knit community, Fraserburgh delivers a vibrant yet relaxed seaside lifestyle, perfect for families.



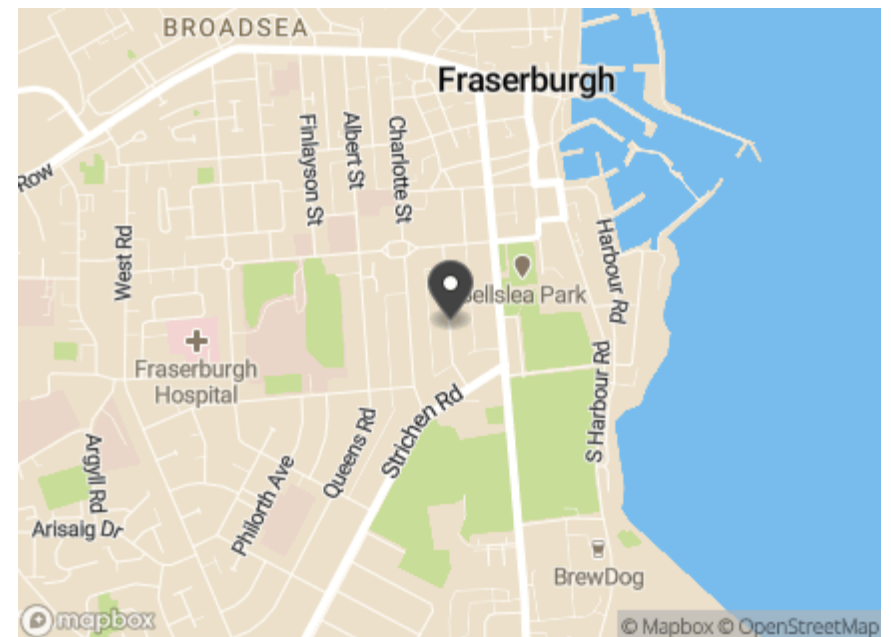
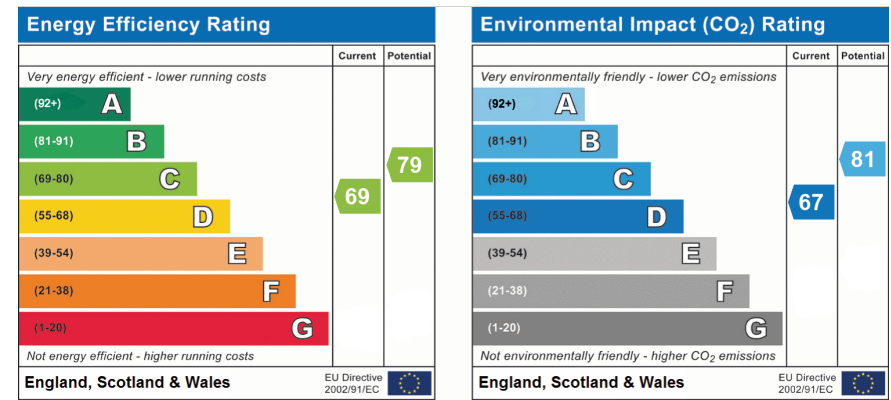


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