

**6-12 Pitsligo Street,  
Rosehearty, Fraserburgh, AB43 7JL**

**Price Around  
£99,000**

ASPC ref : 362682



**Arrange a viewing**

**01346-  
515797/514761**  
(Brown & McRae)

**Brown & McRae**

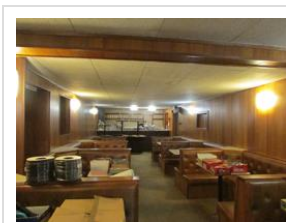
9-11 Frithside Street  
Fraserburgh  
AB43 9AB

**Email:**

[property@brown-mcrae.co.uk](mailto:property@brown-mcrae.co.uk)

**Website:**

<http://www.brown-mcrae.co.uk>



**Property features:**

For sale as a 'DEVELOPMENT OPPORTUNITY' is the former Forbes Arms Hotel. The property is located just off the Square in the coastal village of Rosehearty. The property is in poor condition throughout, but occupies a generous sized site with a lot of potential for a purchaser. The property has a range of double and single glazing and has oil central heating to individual radiators throughout.

Within the village of Rosehearty there are hotels, local convenience stores, post office, butchers, library and a modern, up-to-the minute primary school. There are also bus services available to and from Fraserburgh.

Within the hotel itself are 9 guest bedrooms, all of which are spread over the first/second floor. To the ground floor there is the main public bar, with doors through to a lounge area with bar, further door opening into the reception area with double doors leading to the hall. The hall has two main bars and toilets to the rear. The hall area has a flat roof which is in need of repair. To the rear of the premises is the kitchen/store and a door leads out to the rear courtyard.

Viewings are needed, to appreciate the size and potential that this property has.

Entry via exterior wooden door to small hallway with tiled flooring, door leads to Toilets, and further door to:

**MAIN BAR 12.21m x 4.14m (40'05" x 13'58")** Three windows. Tiled flooring. Ceiling strip lighting throughout. Bar area with optics and work surface. Sink. Shelving.

Door leads through to the:

**LOUNGE 14.93m x 3.13m (48'98" x 10'26")** Part vinyl/carpet flooring. Wall lights. Wood panelling to all walls. Booth and table seating. Bar to far end. Door leads through to the Main Reception.

**MAIN RECEPTION** Corner style desk. Door to the kitchen, carpeted stairs to the upper floor. French-doors lead through to the:

**HALL 22.01m x 13.74m (72'21" x 45'07")** Part laminate/carpet flooring. Bar and door to toilets are at one end. Further bar area down step to side. Damage to the flat roof is visual.

**KITCHEN** Tiled flooring. Ceiling strip lighting. Stainless steel work surfaces and sink and drainers. Aga range. Off the kitchen is a small store where freezers have been placed, exit via rear hallway to courtyard.

Back through to the Reception and carpeted staircase leads up and branches off to two hallways where the bedrooms, dining room and lounge are all located.

**BEDROOM 1 3.35m x 2.91m (10'99" x 9'54")** Window to the side. Carpet. Radiator. light. Door to en-suite bathroom which measures 3.29m x 1.54m (10'62" x 5'05"). Green WC, WHB and bath. Carpeted. Frosted glazed window to the side.

**BEDROOM 2 3.24m x 2.87m (10'64" x 9'41")** Window to the side. WHB. Wardrobe. Carpet. Radiator. Light.

**BEDROOM 3 4.30m x 3.62m (14'10" x 11'87")** Window to the rear. WHB. Carpet.

Bedrooms 1,2 & 3

**BATHROOM 2.05m x 2.00m (6'72" x 6'56")** Fitted with a WHB in vanity and bath with shower over. Frosted glazed window to side.

**BEDROOM 4 4.15m x 3.17m (13'61" x 10'40")** Window to the side. Ceiling light. Fitted carpet. Door to bathroom. Radiator. BATHROOM 3.38m x 2.70m ( ) Fitted with a bath, WC and WHB. Frosted glazed window to side.

**BEDROOM 5 3.38m x 2.70m (11'08" x 8'85")** Fitted wardrobes from floor to ceiling providing ample storage space. Window to the side. Fitted carpet. Radiator. Light. WHB.

**BEDROOM 6 3.47m x 2.76m (11'38" x 9'05")** Carpet. Window to the side. Radiator. Wardrobe.

**DINING ROOM 8.11m x 5.04m (26'60" x 17'71")** Three large windows to the front. Carpet. Ceiling spot lights. Wood panelling to all walls. Wall lights. Radiators. Entry at the far end of the hallway to the upstairs Lounge.

**BEDROOM 7** Currently used as a store room.

Further carpeted stairs lead to the second floor where there are a two further bedrooms.

## OUTSIDE

To the front of the hotel is an area in tarmac for off-street parking. There is a garage with a vehicular door off Forbes Street adjacent to the off street parking area which is included within the asking price.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/362682/6-12-Pitsligo-Street/Fraserburgh/>

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