

BROWN & McRAE

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LAWYERS

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38 KING EDWARD STREET FRASERBURGH



OFFERS OVER £114,000

This granite built 2 bedroomed ground floor flat has most definitely to be viewed to fully appreciate the scale of accommodation on offer. The property is situated within a very sought after part of town, close to both primary and secondary schools, library and within a few minutes walk of the town centre, bus station and James Ramsey Park. The property enters through the front door to a vestibule with an original mosaic tiled floor. The lounge has a large window to front with original wooden ingoes, plaster ceiling cornicing and a tiled fireplace. There is a sitting/dining room to the rear with a door leading to the kitchen which is fitted with a good range of base and wall units. There are 2 double bedrooms and a generous sized bathroom. The property has full double glazing and gas central heating to individual radiators throughout. The front garden which is divided by path into 2 areas in grass with flower/shrub borders belongs to the property. To the rear there is a shared drying green and a generous sized garden to the right handside with sheds and a greenhouse belonging to the property.

EV, HALL, LOUNGE, SITTING/DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM. OUTSIDE: FRONT AND REAR GARDENS, SHEDS, GREENHOUSE

ENTRANCE VESTIBULE

Entering through front door with glass panel above. Original mosaic tiled floor. Low level cupboard housing the electric meter. Through part frosted glazed door with matching side panels to:

HALL

Walk-in storage cupboard and further full length cupboard. Phone point, radiator.

LOUNGE



5.03m x 4.21m (16'7" x 13'9") window to front with louvre blinds and original wooden ingoos. Tiled fireplace with arched recess, low level double doored cupboards and picture lights to either side. Plaster ceiling cornice. Radiator.

SITTING/DINING ROOM

4.90m x 3.45m (16'1" x 11'4") window to rear with louvre blinds. Wall mounted radiant gas fire (back boiler). Full length shelved cupboard with further cupboard above housing the hot water tank. TV point, smoke alarm, radiator. Door to:



KITCHEN



2.92m x 2.18m (9'7" x 7'1") window to side and door to garden. Fitted with base and wall units, worktop with stainless steel sink and drainer. Plumbed for washing machine and electric cooker point with extractor hood above. Radiator.

BATHROOM

3.45m x 1.74m (11'4" x 5'8") frosted glazed window to rear. Tiled around to half height and fitted with a 3-piece suite of wc, whb and bath. Ceiling light and wall light, radiator.

BEDROOM 1

3.99m x 3.33m (13'1" x 10'1") window to front with louvre blinds. Full length shelved cupboard, radiator.



BEDROOM 2



3.86m x 3.72m (12'8" x 12'2") window to rear with louvre blinds. Full length cupboard, radiator.

OUTSIDE

The front garden is bounded by a low level wall and divided into 2 areas in lawn with flower/shrub borders. Path leads to wooden gate to side and to shared side passage which leads to the rear garden. There is a good sized shared drying green. The rest of the garden is divided by a wooden fence with the right handside with areas in lawn and flower/shrub beds belonging to the property. A hard standing provides off-road parking with double wooden gates leading to rear lane. SHED adjacent to house belongs to property with further shared SHED, wooden SHED and GREENHOUSE.

GENERAL

The furnishings within the property can be made available for sale by separate negotiation should they be required.

Home Report available (fee may apply).

POST CODE

AB43 9PN

COUNCIL TAX BAND

Currently band C

ASKING PRICE

Offer over £114,000

VIEWING

By arrangement with the Selling Agents.

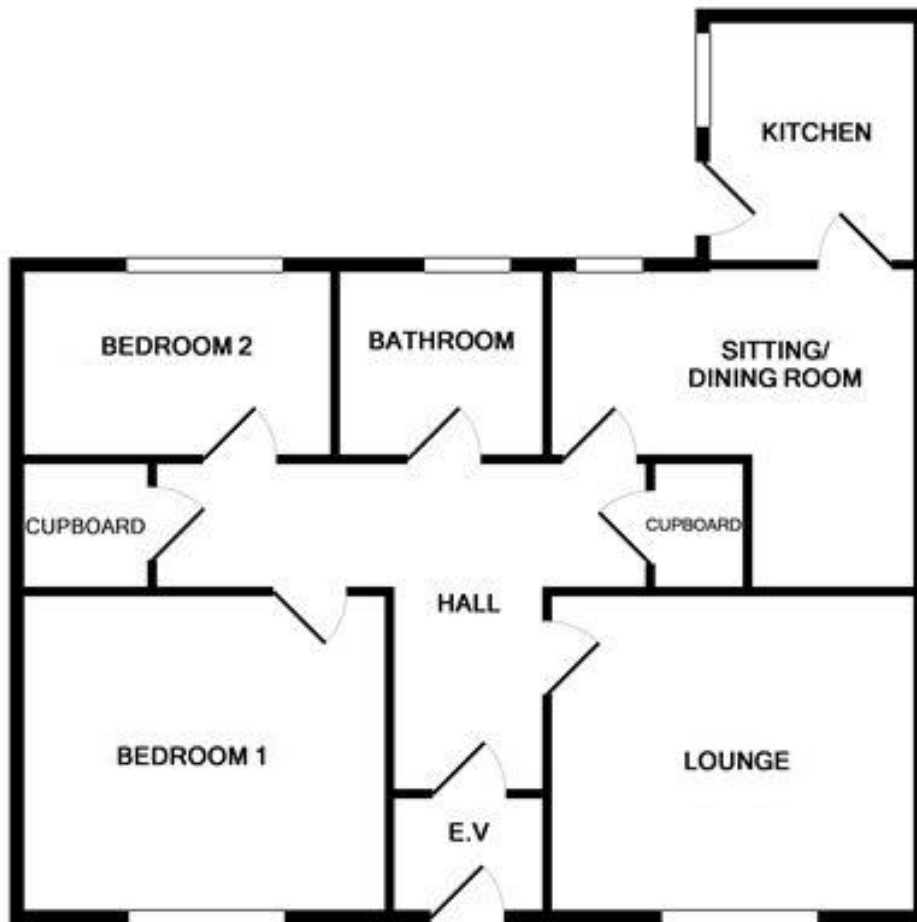
ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: BS)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
AND SHOULD BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER