

BROWN & McRAE

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6 TILLYDUFF GARDENS ST COMBS



REGION OF £160,000

Situated within a small cul-de-sac in the very popular coastal village of St Combs with its beautiful sandy beach, is this detached 3 bedroomed bungalow that boasts uninterrupted views of the countryside to the rear. The property has hardwood double glazing and gas central heating fired by a combi boiler which was installed in 2009. The main hall of the property is on 2 levels with the upper level giving access to the lounge, dining kitchen and utility room. The lower level gives access to the bathroom and 3 bedrooms – one with an en-suite. There is a double garage with an electrically operated up and over door accessed off the driveway, as well as front, side and rear gardens. This affordable family home is most definitely well worth viewing!

**HALL, LOUNGE, DINING KITCHEN, 3 BEDROOMS – ONE WITH EN-SUITE, BATHROOM, UTILITY ROOM.
OUTSIDE: FRONT, SIDE & REAR GARDENS, DOUBLE GARAGE**

HALL

Entering through part frosted glazed door with frosted glazed panel to side. Low level cupboard housing the electric meter. Phone point, smoke alarm, carbon monoxide detector. CH/HW timer control, radiator.

LOUNGE



5.44m x 3.78m (17'10" x 12'5") window to front with radiator beneath. TV and phone points, second radiator. Sliding glazed door to:

DINING KITCHEN



5.44m x 3.26m (17'10" x 10'8") windows to front and side. Fitted with a suite of base and wall units, worktops with matching breakfast table, tiled splash backs, 1½ bowl sink and drainer. Integrated electric hob, oven, extractor hood and fridge. Radiator.

UTILITY ROOM

3.29m x 1.67m (10'7" x 5'6") fitted with a formica suite of base and wall units, worktops – plumbed for washing machine and recess for tumble dryer and under counter fridge or freezer. Radiator. Door to garden and door to hall. Loft hatch.

From main hall down steps to continuation of hall. Cupboard. Loft hatch.

MASTER BEDROOM

3.21m x 3.11m (10'6" x 10'2") window to rear with radiator beneath. Double doored built-in wardrobe.



EN-SUITE

2.09m x 1.63m (6'11" x 5'4") frosted glazed window to side. Tiled around to full height and fitted with a 3-piece suite of wc, whb and shower cubicle, radiator.

BEDROOM 2



4.30m x 2.99m (14'1" x 9'10") window to rear. Double doored built-in wardrobe. Radiator.

BEDROOM 3

3.02m x 2.89m (9'11" x 9'6") window to front. Double doored built-in wardrobe. Radiator.



BATHROOM



2.17m x 2.10m (7'1" x 6'10") frosted glazed window to side. Tiled to full height and fitted with a white 3-piece suite of wc, pedestal whb and bath with low level cupboard at the end. Radiator, electric fan heater.

OUTSIDE

The front garden is laid out in lawn with flower shrub borders and continues up side of house. Slabbed path surrounds drying poles and leads to rear area mostly in flower/shrub beds with path to the lean-to GREENHOUSE.

DOUBLE GARAGE

Electrically operated up and over door, ample power and light.

GENERAL

The gas combi boiler was installed in September 2009 and is located within the attic.

The property is for sale to include all carpets, blinds, curtains, light fittings, as well as the washing machine, tumble dryer, freezer, microwave oven, 4 dining room chairs, electric fire and surround, and petrol lawn mower.

HOME REPORT

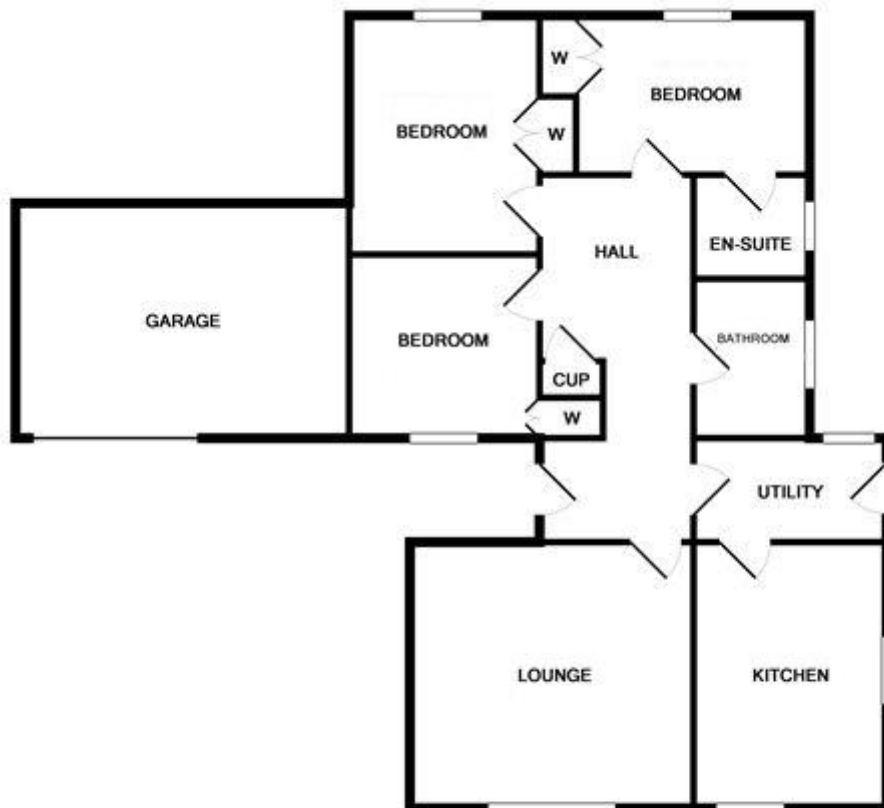
Available to interested parties on request (fee may apply).

POST CODE

AB43 8YU

COUNCIL TAX BAND	Band D
ASKING PRICE	Region of £160,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: KSP)

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 BE USED AS SUCH BY ANY
PROSPECTIVE PURCHASER