

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

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## PARKSIDE BLACKHILLS, TYRIE BY FRASERBURGH



**OFFERS AROUND £215,000**

LOOKING TO GET AWAY FROM THE HUSTLE AND BUSTLE OF THE TOWN OR CITY? We have the answer here for you with this detached 3 bedroomed country bungalow situated within its own grounds extending to approximately 1/3 acre within rural Aberdeenshire. This ready to move into property offers superb outlooks over the countryside and has undergone a number of improvements by the present owners. The property enters from the vestibule to a spacious hall with doors off to the bright and airy lounge and the light oak dining kitchen which has a door leading to a porch to the side. The bathroom has been fitted with a 4-piece suite which includes a large walk-in separate shower cubicle. There are 3 double bedrooms – one with a conservatory off giving all year round enjoyment of the stunning views. There are wooden stairs giving access through the loft hatch to the attic with a Sauna that also has planning permission to convert into further living accommodation for anyone with a growing family. Outside there is a driveway with in and out vehicular openings, 2 garages, newly installed calor gas central heating tank and gardens to the side and rear with small low maintenance areas to the front and a water feature to the side.

EV, HALL, LOUNGE, DINING KITCHEN, PORCH, 3 BEDROOMS, BATHROOM, CONSERVATORY, FLOORED ATTIC, SAUNA. OUTSIDE: FRONT, SIDE AND REAR GARDENS, 2 GARAGES, DRIVEWAY

**ENTRANCE VESTIBULE**

Entering through part frosted glazed UPVC woodgrain effect door with frosted glazed panel to side. Full length cupboard housing the electric meter. Wood laminate floor. Glazed door to:

**BROAD HALL**

Wood laminate floor, radiator. Wooden open plan stairs to attic. Glazed door to:

**LOUNGE**



4.91m x 4.67m (16'1" x 15'4") window to front with louvre blinds and radiator beneath. Marble fireplace and hearth with oak surround and electric fire. TV/Satellite and phone points, ceiling coving.

**DINING KITCHEN**



4.87m x 4.29m (15'11" x 14'1") window to rear. Fitted with base and wall units with solid oak doors and open display shelving, worktops with tiled splash backs; 2½ bowl stainless steel sink and drainer. Built-in ceramic hob with double oven and grill beneath and extractor hood above. Integrated dishwasher, washing machine, tumble dryer, fridge and freezer. Full length cupboard housing the hot water tank and central heating pump. Further cupboard housing the central heating boiler. Window taking borrowed light from the Porch. Ceiling coving, radiator.

**BEDROOM 1**

4.44m x 2.83m (14'7" x 9'4") window to front with louvre blinds. Double mirrored doored built-in wardrobe. Wood laminate floor, ceiling coving, phone point, radiator.



## BEDROOM 2



4.49m x 3.26m (14'9" x 10'8")  
wood laminate floor, radiator.  
Double mirrored doored built-in  
wardrobe. Through glazed door  
to Conservatory.

## BEDROOM 3

4.50m x 2.95m (14' x 9'8")  
window to rear with stunning  
views of the countryside. Ceiling  
coving, radiator.



## CONSERVATORY



4.40m x 3.05m (14'5" x 10')  
hexagonal shaped with  
polycarbonate ceiling and  
rotary ceiling fan light. Wood  
laminate floor, wood cladding  
to walls, 2 wall lights and TV  
point.

## BATHROOM



2.81m x 1.97m (9'3" x 6'5") tiled around to full height and fitted with a 4-piece  
suite of wc, pedestal whb with step up to corner bath and walk-in large shower

cubicle with Aqua panelling. Heated towel rail, toilet accessories. Frosted glazed window to rear.

PORCH

Accessed off the kitchen with windows to front and rear. Double sliding doors to garden.

ATTIC

Accessed via wooden open plan stairs through loft hatch. Floored with power and light. SAUNA. (Planning Permission and a Building Warrant have been obtained to convert into 2 further bedrooms and a shower room. A copy of the Plans can be made available for inspection at our Fraserburgh Office).

OUTSIDE



There is a low level wall to front with vehicular openings either side which lead to the concrete driveway which is suitable for holding a number of cars. Feature pond to side and 2 GARAGES with wooden doors. There is a low maintenance area behind wall with flower/shrub planting and

further low maintenance area to front boundary of house. Area to side in lawn with mature trees and decorative slabbed patio. Path leads to a broad slabbed terrace with stunning uninterrupted panoramic country views with adjoining large area in lawn leading to a further small area in mature tree planting. Outside lighting and cold water tap. Area to side in stone chippings and slabs with Calor gas tank.

SERVICES

Private well fed water supply and drainage to septic tank. Mains water nearby.

DIRECTIONS

From Fraserburgh take the A96 towards Banff for approximately 4 miles. Turn left signposted 'Blackhills 1 mile'. Take the road that runs between Church and Graveyard and continue for just over ½ mile to crossroads. Continue straight ahead for a further ½ mile and continue straight up road at sharp right hand bend with 'no through road sign'. The property is a further ½ mile up road on the left hand side.

Home Report available (fee may apply).

POST CODE

AB43 7DS

COUNCIL TAX BAND

Currently band D

ASKING PRICE

Offers around £215,000

VIEWING

By arrangement with the Selling Agents or Tel: 01346 541752/07986447478.

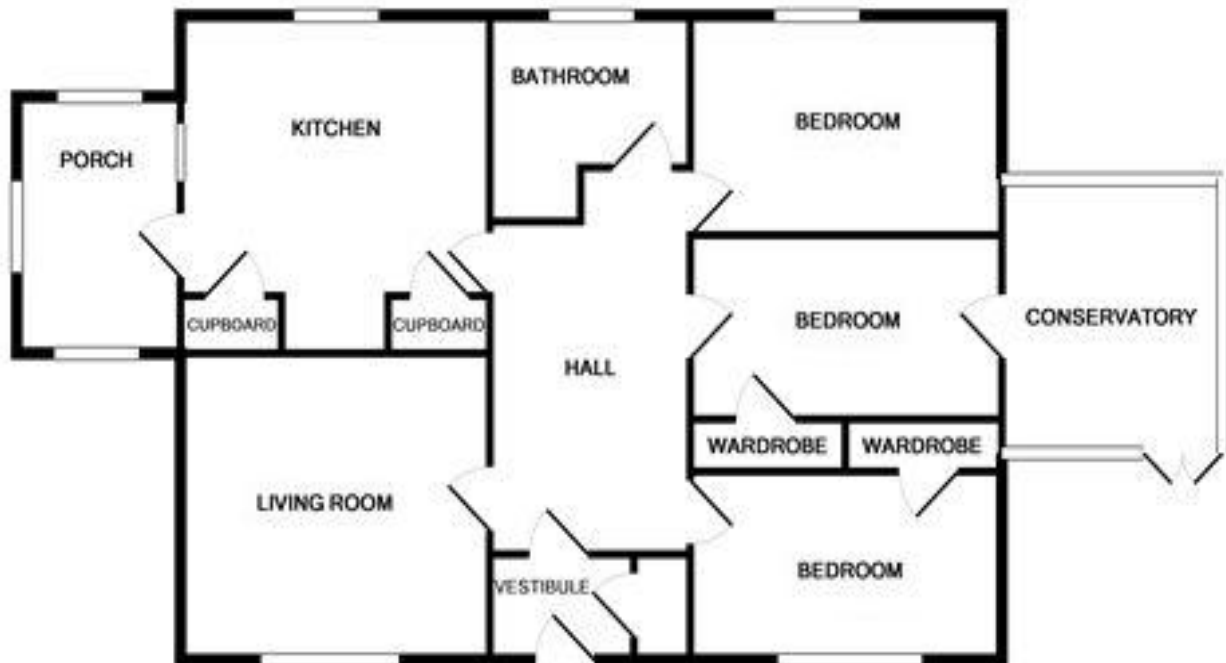
ENTRY

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 BY USED AS SUCH BY ANY  
PROSPECTIVE PURCHASER