

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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6 PROVOST NOBLE AVENUE FRASERBURGH



OFFERS OVER £88,000

Situated within close proximity to the local College, a Supermarket and a Chip Shop, is this mid terraced 2 bedroomed property that would suit anyone looking for their first home or as an investment. The property has double glazing and electric storage heating and enters from the front door to the entrance vestibule with door leading to the living room with stairs to upper floor and door to the dining kitchen. Upstairs there are 2 double bedrooms – both with ample cupboard storage and a bathroom fitted with a white 3-piece suite which includes a shower over the bath. Outside there is an area to the front providing off-road parking and an enclosed rear garden.

EV, HALL, LIVING ROOM, DINING KITCHEN, REAR VESTIBULE. UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY

ENTRANCE VESTIBULE

Entering through part glazed hardwood door. Wood laminate floor, matwell. Window to front. Part glazed door to:

LIVING ROOM



5.72m x 4.15m (18'9" x 13'7") 2 windows to front with louvre blinds. TV and phone points, Dimplex electric storage heater. Stairs to upper floor. Door to:

DINING KITCHEN



4.57m x 2.70m (15' x 8'10") 2 windows to rear with louvre blinds. Fitted with a suite of base and wall units, worktops with stainless steel sink and drainer – plumbed for washing machine and slim-line dishwasher. Electric cooker point. Electric storage heater. Part glazed door to:

REAR VESTIBULE

Door to garden, matwell. Storage cupboard housing the electric (key) meter.

UPSTAIRS

LANDING

Dimplex electric storage heater. Loft hatch.

BATHROOM

2.04m x 1.93m (6'8" x 6'4") frosted glazed window to rear. Fitted with a white 3-piece suite of wc, pedestal whb and tiled around bath.



BEDROOM 1



4.74m x 3.01m (15'7" x 9'10") 2 windows to front with louvre blinds. 2 built-in wardrobes and cupboard housing the hot water tank. Electric panel heater.

BEDROOM 2

3.61m x 3.20m (11'10" x 10'6") window to rear with louvre blinds. Built-in wardrobe. Electric panel heater.



OUTSIDE

There is a driveway to front providing off-road parking. Slabbed patio area and area in lawn. The rear garden is in lawn with drying poles. Cold water tap.

HOME REPORT

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

POST CODE

AB43 9EZ

COUNCIL TAX BAND

Band B

ASKING PRICE

Offers over £88,000

VIEWING

By arrangement with the Selling Agents.

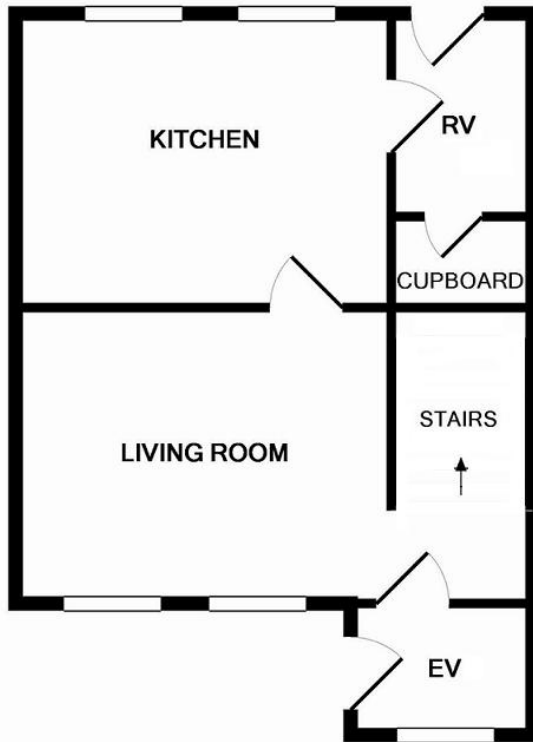
ENTRY

By arrangement.

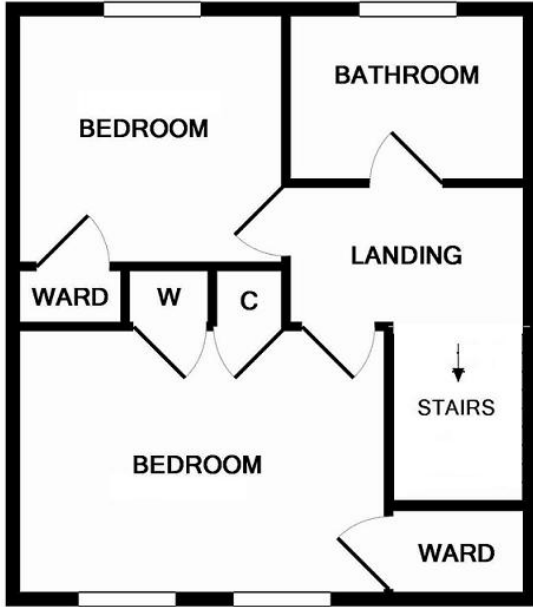
OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

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.



GROUND FLOOR



1ST FLOOR

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