

BROWN & McRAE

www.brown-mcrae.co.uk

fraserburgh@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

Anderson House
9 – 11 Frithside Street
Fraserburgh
Aberdeenshire
AB43 9AB
Tel: 01346 515797
Fax: 01346 519168

10 High Street
Turriff
Aberdeenshire
AB53 4DS
Tel: 01888 568950
Fax: 01888 563031

10 SHORE STREET CAIRNBULG



OFFERS OVER £129,000

This traditionally built 3-4 bedroomed family home is situated on the shore of the very popular coastal village of Cairnbulg. This deceptively spacious property benefits from gas central heating and UPVC double glazing and has views of the sea and shoreline from the living room, as well as being within a few minutes walk of the harbour, golf course and local shops. The property has a spacious living room with a dining/family area on open plan, a kitchen, a utility room, a double bedroom and a single bedroom currently used as a dining room and a modern bathroom with under floor heating to the ground floor. Upstairs there are 2 further double bedrooms. There is an integral garage and a small enclosed garden.

HALL, LIVING ROOM WITH DINING/FAMILY AREA, KITCHEN, DOUBLE BEDROOM, DINING ROOM/BEDROOM, UTILITY ROOM. UPSTAIRS: LANDING, 2 DOUBLE BEDROOMS. INTEGRAL GARAGE, GARDEN

HALL

Entering through frosted glazed UPVC door. Wood laminate floor, carpeted stairs to upper floor with decorative wooden balustrades. Understairs storage cupboard. Phone point.

LIVING ROOM



4.57m x 3.93m (15' x 12'11") window with louvre blinds. Raised Fyfestone plinth with tiled marble hearth for coal fire with tiled insets and wooden mantle. Wood laminate floor, low voltage ceiling lights. TV point. Through on open plan to:

DINING/FAMILY AREA

2.99m x 2.90m (9'9" x 9'6") double sliding patio doors with louvre blinds with views of the sea. Wood laminate floor, phone point, radiator.

KITCHEN

3.79m x 2.68m (12'6" x 8'9") window with louvre blinds. Fitted with a suite of base and wall units, worktops with matching splash backs; round stainless steel sink and drainer with mixer tap. Built-in ceramic hob with oven beneath. Wall mounted gas central heating boiler. Ceramic tiled floor. Open doorway to:




UTILITY ROOM

1.75m x 1.65m (8'3" x 5'5") window. Worktop with matching splash back – plumbing for washing machine and recess for tumble dryer. Door to garage and door to:

DINING ROOM/BEDROOM 4



2.95m x 1.91m (2.95m x 1.91m (9'8" x 6'3") window with louvre blinds and views of the shore. TV point, radiator.

BEDROOM 1	3.69m x 3.34m (12'1" x 10'11") window with louvre blinds and radiator beneath. 2 sets of double mirrored doored built-in wardrobes.
BATHROOM	2.81m x 1.86m (9'3" x 6'1") frosted glazed window. Tiled around to half height and fitted with a modern 3-piece white suite of wc, pedestal whb with mirrored cabinet above; shower/bath with shower-head extension tap and shower screen. Heated towel rail, ceramic tiled floor with under floor heating, Xpelair.
	
UPSTAIRS	
LANDING	Shelved storage cupboards – one housing the hot and cold water tanks. Skylight window.
BEDROOM 2	4.07m x 3.75m (13'4" x 12'3") window with louvre blinds. Phone point, radiator.
BEDROOM 3	4.07m x 3.77m (13'4" x 12'4") window with louvre blinds. Cupboard housing the electric breaker switches. TV point, radiator.
INTEGRAL GARAGE	Up and over door, power and light. 2 windows. Gas (card) meter.
OUTSIDE	The garden is bounded by a low level wall and laid out in stone chippings with concrete path and drying poles. Coal bunker, outside light.
	Home Report available (fee may apply).
POST CODE	AB43 8YL
COUNCIL TAX BAND	Currently band C
ASKING PRICE	Offers over £129,000
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.