

BROWN & McRAE

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5 BEACON DRIVE FRASERBURGH



ASKING PRICE £255,000

This very impressive and well maintained detached bungalow has to be viewed to appreciate not only the accommodation on offer but the quality of the fixtures and fittings throughout. With a deceptively spacious interior the property enters to the vestibule with door leading to the hall with door off to the bright and airy lounge. The kitchen has been fitted with a modern suite of base and wall units which include a central island and integrated appliances. The dining room is on open plan off the kitchen with decorative wooden balustrades dividing this from the generous sized conservatory which gives all year round enjoyment of the very private and child friendly rear garden. There are 4 bedrooms and a family bathroom, as well as a utility room, a toilet and an integral garage with electrically operated door. This property would suit anyone with a growing family and benefits from oil central heating and double glazing throughout.

EV, HALL, LOUNGE, KITCHEN, DINING ROOM, CONSERVATORY, 4 BEDROOMS, BATHROOM, REAR HALL, UTILITY ROOM, TOILET, INTEGRAL GARAGE. OUTSIDE: FRONT AND REAR GARDENS, LOC-BLOC DRIVEWAY, STORE

ENTRANCE VESTIBULE

Entering through part glazed door with matching side panels. Wooden floor, wood clad ceiling, wall light. Through part glazed hardwood door to:

HALL

Large walk-in shelved cupboard with its own light and hatch to the attic. 3 wall lights, smoke alarm, 2 radiators.

LOUNGE



This bright and airy room measures 4.66m x 4.31m (15'4" x 14'1"). Window to front with louvre blinds and radiator beneath. Marble fireplace with wooden mantle and electric fire. TV/Satellite points, 2 wall lights, ceiling light, ceiling coving.

KITCHEN



5.91m x 3.57m (19'5" x 11'9") fitted with a modern light wooden suite of base and wall units, worktops with tiled splash backs. Built-in ceramic hob with chimney style extractor hood and illuminated pelmet above. Integrated oven, microwave and fridge. Central island with Asterite sink and drainer, breakfast bar and integrated dishwasher beneath. Amtico tiled effect flooring, low voltage ceiling lights, radiator, phone point. Opening and steps lead to:

DINING ROOM

6.02m x 3.09m (19'9" x 10'3") windows to side with louvre blinds. Wooden floor. Decorative wooden balustrades and steps lead to:



CONSERVATORY



6.02m x 4.04m (19'9" x 13'3") windows on 3 sides with louvre blinds and double French doors leading to the garden. Wooden floor, TV and phone points.

MASTER BEDROOM

4.28m x 4.16m (14' x 13'8") window to front with louvre blinds and radiator beneath. Fitted suite of wardrobes along most of 2 walls. TV and phone points.



BEDROOM 2



4.03m x 3.21m (13'3" x 10'7") window to rear with louvre blinds and radiator beneath. Along the length of one wall are 3 sliding mirrored doors providing wardrobe storage.

BEDROOM 3

3.28m x 2.98m (10'10" x 9'9") window to rear with louvre blinds and radiator beneath. Along one wall area 2 sets of double mirrored doored wardrobes.



BEDROOM 4/SITTING ROOM 3.32m x 3.14m (10'11" x 10'3") window to front with louvre blinds and radiator beneath. TV/Satellite point.

BATHROOM



2.94m x 2.41m (9'7" x 7'11") tiled around to full height and fitted with a white 4-piece suite of wc and whb in vanity unit with matching cupboards, mirror, glass shelf and illuminated pelmet above. Corner bath and large walk-in fully tiled shower cubicle. Frosted glazed window to side with roller blind, Amtico tiled effect flooring, heated towel rail.

REAR HALL

Accessed from kitchen with door to garden.

UTILITY ROOM

2.10m x 1.90m (6'10" x 6'3") window to rear. Fitted with a suite of base and wall units with plumbing for washing machine. Open shelving.

TOILET

2.01m x 1.37m (6'7" x 4'6") wc in vanity unit on one wall and whb in vanity unit on further wall. Radiator, Xpelair.

INTEGRAL GARAGE

Electrically operated roller door. Gas central heating boiler, electric meter and breaker switches, cloak hooks, ample power and light.

OUTSIDE

The front garden is bounded by a low level Fyfestone wall and laid out in lawn with flower beds. Loc-bloc driveway provides off-road parking for several cars. The enclosed rear garden is laid out mainly in lawn with slabbed patio area and decorative slabbed circle with whirlygig. Corner decked area with further raised area in stone chippings and flower/shrub planting. STORE



housing the oil central heating tank with ample power, light and shelving.

Home Report available (fee may apply)

POST CODE

AB43 9SF

COUNCIL TAX BAND

Currently band F

ASKING PRICE

£255,000

VIEWING

By arrangement with the Selling Agents.

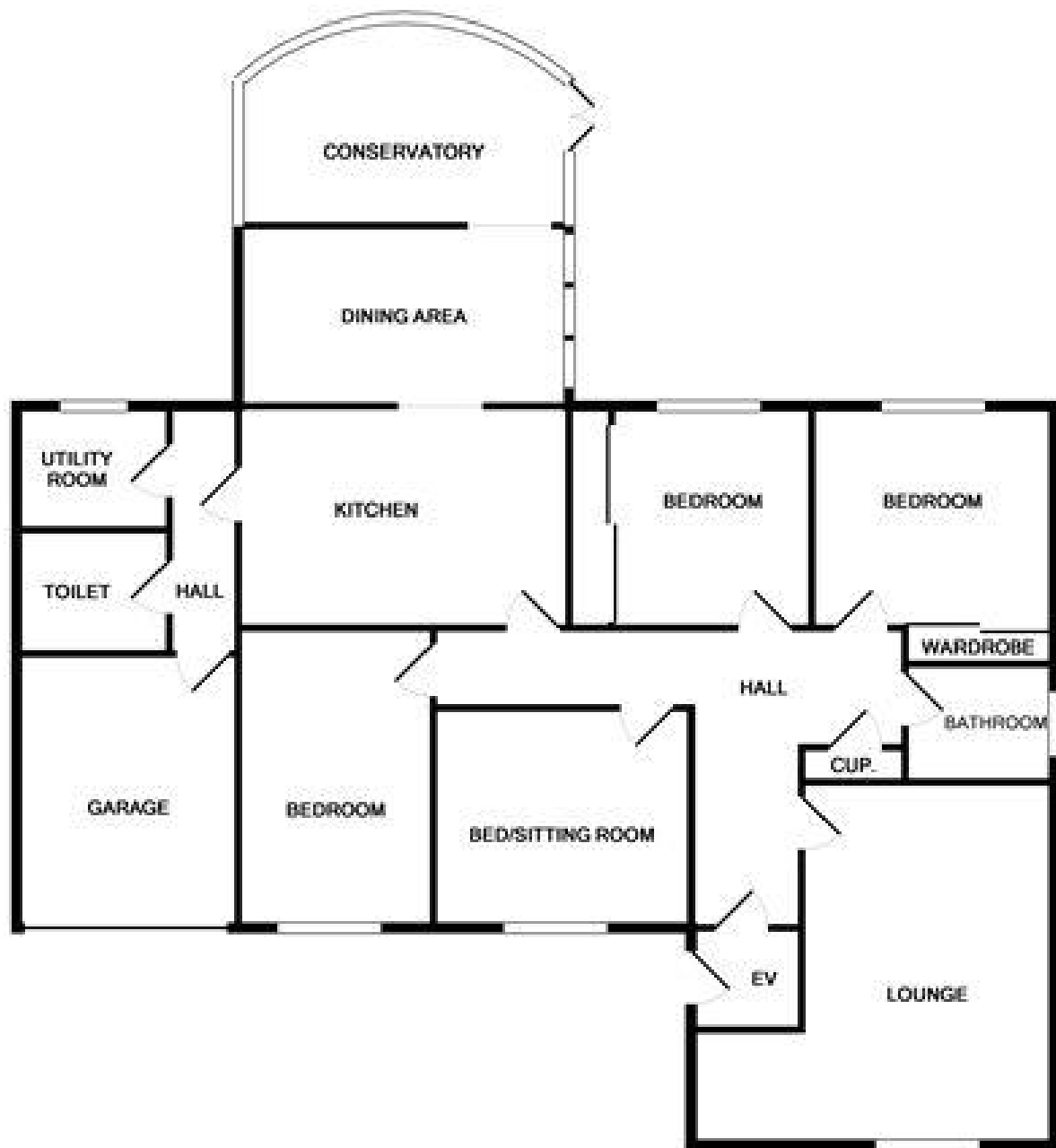
ENTRY

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 BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER**