

BROWN & McRAE

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NOTARIES PUBLIC

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1 NORTH PLACE FETTERANGUS



£480 PCM

Semi-detached 3 bedroomed home situated in the peaceful Village of Fetterangus, just a few minutes drive from Mintlaw and well within commuting distance of Aberdeen, Peterhead and Fraserburgh. Benefiting from double glazing and electric storage heaters throughout, as well as an area to side for off-road parking. Comprising:

EV, HALL, LIVING ROOM, DINING KITCHEN. UPSTAIRS: 3 BEDROOMS, BATHROOM. OUTSIDE: FRONT, SIDE AND REAR GARDENS, OFF-ROAD PARKING

ENTRANCE VESTIBULE	Matwell, wood laminate floor, cloak hooks. Window to front. Through Georgian style door to:
HALL	Wood laminate floor, carpeted stairs to upper floor. Through Georgian style door to:
LIVING ROOM	4.55m x 3.73m (15' x 12'3") window to front with louvre blinds. Understairs storage cupboard and further cupboard housing the electric breaker switches. TV and Inphone points, 'Creda' electric storage heater, wood laminate floor. Through Georgian style door to:
DINING KITCHEN	4.72m x 2.92m (15'6" x 9'7") Fitted with a modern light wooden suite of wall and base level units; snub nosed worktops; stainless steel sink and drainer - plumbed for washing machine. Electric cooker with stainless steel splash back and extractor canopy above. Two windows and door to rear, 'Creda' electric storage heater.
UPSTAIRS	
LANDING	Loft hatch, smoke alarm, 'Creda' electric storage heater.
BATHROOM	Frosted window to rear. Fitted with a pale coloured suite of wc, pedestal whb; tiled around bath with shower and shower curtain above. Electric heated towel rail.
DOUBLE BEDROOM 1	3.11m x 2.72m (10'1" x 8'11") window to rear. TV point, electric panel heater.
DOUBLE BEDROOM 2	3.70m x 2.77m (12'2" x 9') window to front with wooden Venetian blinds. 3-sliding mirrored doors providing wardrobe storage, electric panel heater, TV point.
BEDROOM 3	2.37m x 2.32m (7'9" x 7'7") window to front with wooden Venetian blinds. Electric panel heater.
OUTSIDE	There is an area of grass to front with borders of flower and shrub planting. Off-road parking to side with wooden gate leading to the side and rear gardens in grass with borders of flower and shrub planting. SHED. Outside lighting.
POST CODE	AB42 4HL
RENT	£480 per calendar month, payable monthly in advance.
DEPOSIT	£480
VIEWING	By arrangement with the Letting Agents.
	<i>Please note you will be required to provide Messrs. Brown & McRae with 3 written references.</i>
TERM	Minimum 6 months
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae.

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.