

BROWN & McRAE

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LAWYERS

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125 CHARLOTTE STREET FRASERBURGH



OFFERS OVER £99,000

PRICE UNDER HOME REPORT VALUATION

Located within a few minutes walk of the town centre, bus station, local schools and the library is this generous sized 2 bedroomed ground floor flat. Viewing is highly recommended to fully appreciate the scale of accommodation on offer which includes double glazing and gas central heating fired by a combi boiler to individual radiators throughout. The property would suit anyone looking for an easily maintained home all on one floor which also includes a shared driveway to the front providing off-road parking. There is a washhouse to the rear with an area of garden ground and a wooden shed also belonging to the flat.

EV, HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM. OUTSIDE: SHARED DRIVEWAY, SHARED REAR GARDEN, WASHHOUSE, WOODEN SHED

ENTRANCE VESTIBULE

Overhead cupboard housing the electric meter. Cloak hooks, matwell, wood laminate floor. Through glazed door to:

HALL

Understairs storage cupboard with light and cloak hooks.

LIVING ROOM



4.58m x 3.40m (15' x 11'2") window to rear with louvre blinds. Modern recessed log effect gas fire with shelved arched recess to side. TV/Satellite points, radiator. Door to:

KITCHEN

3.56m x 3.50m (11'9" x 11'5") window to side. Fitted with a light wooden modern suite of base and wall units incorporating a glass display cabinet, worktops with matching breakfast bar; 1½ bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Electric cooker point and recess for under counter fridge. Full length corner cupboard, part frosted glazed door to garden. Tiled effect laminate floor, radiator. Door to:



INNER AREA

Open doorway to:

BATHROOM



2.04m x 1.96m (6" x 6'5") frosted glazed window to side. Tiled around to half height and fitted with a white 3-piece suite of wc, pedestal whb and bath with Aqua panelling, shower and shower curtain above. Radiator.

BEDROOM 1/LIVING ROOM 4.90m x 3.91m (16'1" x 12'10") window to front with louvre blinds. Built-in cupboard housing the gas combi boiler (installed 3 years ago). Wood laminate floor, ceiling cornice, ceiling rose, radiator.



BEDROOM 2



3.16m x 3.06m (10'4" x 10') window to rear with roller blind. Full length cupboard, wood laminate floor, radiator.

OUTSIDE

There is a vehicular opening to the front of the property which leads to a shared driveway providing off-road parking. Wrought iron gate leads up a shared path to the rear garden with area to the left handside of path in stone chippings belonging to the property. Wooden SHED. Further area in grass also belongs to the property. Whirlygig. WASHHOUSE with plumbing for washing machine, base level sink unit and power and light also belongs to the property. Outside lighting.

Home Report available (fee may apply).

POST CODE

AB43 9LS

COUNCIL TAX BAND

Currently band B

ASKING PRICE

Offers over £99,000

VIEWING

By arrangement with the Selling Agents.

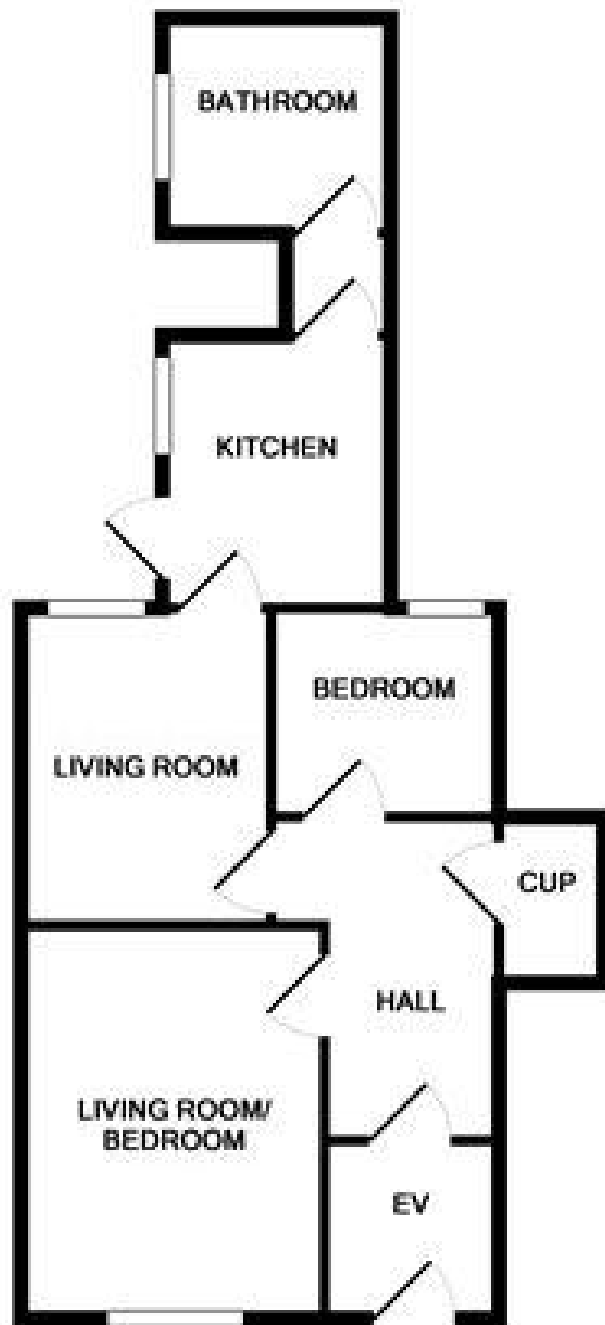
ENTRY

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.



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