

BROWN & McRAE

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74 DENSIDE GARDENSTOWN



OFFERS OVER £45,000

74 Denside is a charming semi-detached cottage, dating back from around 1900. The cottage is situated within a historic area steeped with charm and character.

This property does require complete renovation throughout, which has been reflected in the keen asking price. Internally the property has been stripped right back to its original stonework and framing and offers a blank canvas for a property developer to transform this cottage into a cosy retreat.

At ground floor level the property enters into small entrance vestibule, with its original flagstone floor, which leads through to the kitchen / family room. This room has an ingleneuk fireplace and the chimney has been lined for a long burning stove to be installed. A fitted staircase leads up to first floor level where the sitting room and bathroom areas are located. Work has commenced for the bathroom to be remodelled. A further staircase leads up to the upper floor where the double bedroom is situated.

Externally the property is accessed up one of the many, quiet alley ways, which is a feature of this historic village – just off the Main Street. The village pub and beach, are all within easy walking distance of the property.

E.V.	There is a small entrance vestibule, with ceiling light and wallmounted electric fuse box. Original flagstone floor.
KITCHEN	5.14m x 4.02m (16'10" x 13'2") The kitchen comprises a range of base and wallmounted units. 1 ½ bowl sink, with mixer tap. Original ingleneuk fireplace, the chimney has been lined for the installation of a log burning stove. A turning staircase leads up to
FIRST FLOOR:	
SITTING ROOM / BATHROOM	5.26m x 3.84m (17'3" x 12'11") The dividing walls of these two rooms have been removed to allow for the bathroom to be remodelled, the plumbing remains in place. Ceiling light. 2 Radiators.
	
SECOND FLOOR:	4.27m x 3.28m (14' x 10'9") This is a large double sized bedroom. Dormer window to front. Ceiling and wall lights. Wood panelling to ceiling and around the dormer window. Radiator.
SERVICES	Mains water and drainage services.
COUNCIL TAX	Band A
POST CODE	AB45 3ZS
VIEWING	By appointment through the Selling Agents, or by contacting the owner on 07917 386133 (Cathcart).
ENTRY	An early entry date can be negotiated.
OFFERS TO	Messrs. Brown & McRae, Solicitors, Turriff.



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