

BROWN & McRAE

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CONCORD 12 HIGH STREET NEW DEER



OFFERS OVER £132,000

Situated within the very popular country village of New Deer, well within easy commuting distance of Aberdeen, Peterhead and Fraserburgh is this detached granite built 2-3 bedroomed family home benefiting from double glazing and oil fired central heating. The property enters from the pavement to a broad hall with stairs to the upper floor and a door to a sitting room/bedroom. Also to the ground floor there is a rear hall with door leading through to the kitchen and living room on open plan. There is also a bathroom, a utility room and a porch that can also be accessed via the rear garden and driveway. Upstairs there are 2 double bedrooms and a walk-in cupboard.

To the rear of the property there is an area of ground with detailed planning consent for the erection of a dwellinghouse that can be included in the sale of the house by negotiation.

HALL, SITTING ROOM/BEDROOM, LIVING ROOM, KITCHEN, BATHROOM, UTILITY, REAR PORCH.
UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: DRIVEWAY, GARAGE, GARDEN

HALL Entering through frosted glazed door. Stairs to upper floor, radiator.

SITTING ROOM/BEDROOM 3 4.53m x 3.52m (14'10" x 11'7") window to front with Venetian blind and radiator beneath.

REAR HALL Storage cupboard, smoke alarm.

KITCHEN 3.27m x 2.43m (10'8" x 8') window to rear with roller blind. Fitted with a suite of base and wall units, worktops with 1½ bowl stainless steel sink and drainer and tiled splash backs. Built-in ceramic hob with oven beneath. Recessed shelved storage cupboard, phone point. Through open doorway to:



LIVING ROOM



3.76m x 3.56m (12'4" x 11'8") window to front with Venetian blind and radiator beneath. TV point, second radiator. Arched recess.

BATHROOM 3.54m x 1.68m (11'7" x 5'6") frosted glazed window to rear. Fitted with a white 3-piece suite of wc, pedestal whb and tiled around bath with shower and cantilevered shower screen above. Heated towel rail.



UTILITY ROOM 2.97m x 2.18m (9'9" x 7'1") window to rear. Base level unit with stainless steel sink and drainer. Oil central heating boiler and plumbing for washing machine. Loft hatch.

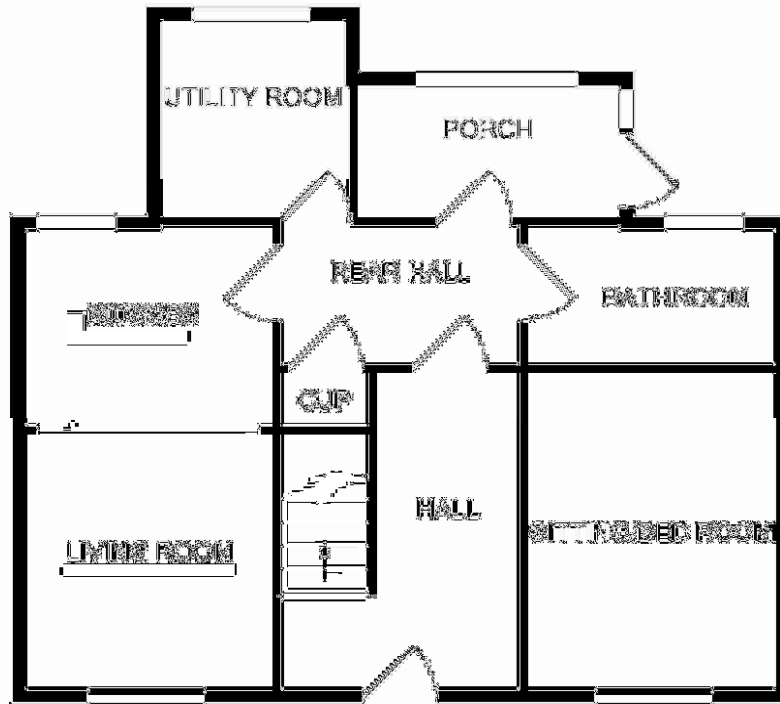
PORCH Windows on 2 sides.

UPSTAIRS WINDOW TO REAR WITH VIEWS OF OPEN COUNTRYSIDE. CUPBOARD HOUSING THE ELECTRIC METER.

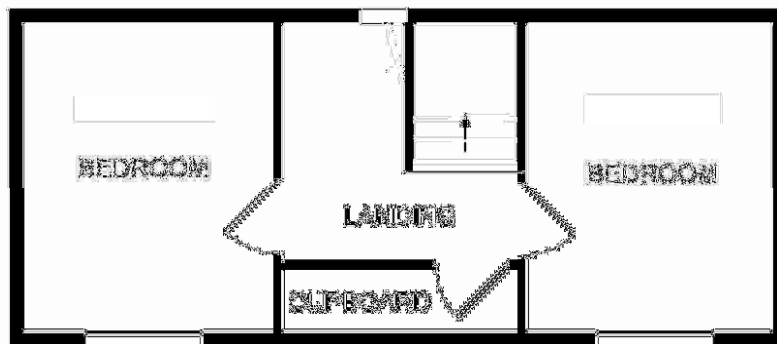
LANDING Walk-in cupboard. Loft hatch, smoke alarm.

BEDROOM 1	5.54m x 3.54m (18'2" x 11'7") window to front with radiator beneath. Built-in wardrobe with further shelved cupboard to side. TV aerial cable.
BEDROOM 2	5.54m x 3.60m (18'2" x 11'10") window to front with radiator beneath. Low level cupboard giving access to cold water tank and further door giving access to under eaves storage.
OUTSIDE	Driveway in tarmac to side leads to further area in tarmac providing off-road parking. GARAGE and 2 sheds. Oil central heating tank. Wooden fence bounds area in grass which belongs to the property.
GENERAL	To the rear of the house there is an area of ground with DETAILED PLANNING CONSENT for the erection of a dwellinghouse. It is currently for sale separately but can be made available by negotiation to any party interested in purchasing the house. Home Report available (fee may apply).
POST CODE	AB53 6SX
COUNCIL TAX BAND	Band D
ASKING PRICE	Offers over £132,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	Immediate entry can be given, otherwise 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.



GROUND FLOOR



1ST FLOOR

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