

**BROWN & McRAE**

www.brown-mcrae.co.uk

property@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

Anderson House  
9 – 11 Frithside Street  
Fraserburgh  
Aberdeenshire  
AB43 9AB  
Tel: 01346 515797  
Fax: 01346 519168

10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS  
Tel: 01888 568950  
Fax: 01888 563031

## 50A HIGH STREET NEW ABERDOUR



**OFFERS OVER £69,500**

**£5,500 UNDER HOME REPORT VALUATION!**

Situated within the very popular village of New Aberdour with its own beautiful beach, is this ready to move into and very well maintained one bedroomed property with double glazing and LPG central heating to individual radiators. The property enters from a lane to side of building and through the front door to the broad entrance hall. An open doorway leads to the living room with corner built-in display area for a wall mounted television and satellite/dvd, as well as a wood laminate floor. The kitchen is also accessed via an open doorway and is fitted with a modern 'beech' suite of base and underlit wall units with built-in ceramic hob, electric oven and extractor hood. The bathroom has been fitted with a white 3-piece suite which includes a shower over the bath. Upstairs there is a double bedroom with TV and phone points. This property would suit younger buyers who are looking to move straight into their first home that requires nothing more than moving in or anyone looking to downsize into a modern easily maintained home.

HALL, LIVING ROOM, KITCHEN, BATHROOM. UPSTAIRS: LANDING, BEDROOM. OUTSIDE: GARDEN

HALL

Entering through part frosted glazed door. Ceramic tiled floor.

LIVING ROOM

3.74m x 3.53m (12'3" x 11'7") window with roller blind and radiator beneath. Corner mounted display area for TV/Satellite and DVD. Wood laminate floor.



BATHROOM

2.29m x 1.74m (7'6" x 5'8") frosted glazed window with Venetian blind. Fitted with a white 3-piece suite of wc, pedestal whb and tiled around bath with shower and shower screen above. Deep display recess. Heated towel rail, ceramic tiled floor.



NNER HALL

From the main entrance hall up step to carpeted area with stairs to upper floor. Cupboard with cloak hooks, light and shelving. Radiator with cover. Through open doorway to:

KITCHEN

3.74m x 2.69m (12'3" x 8'10") window to front with Venetian blind. Fitted with a 'beech' suite of base and underlit wall units, worktop with round sink, drainer and mixer tap. Built-in ceramic hob with electric oven beneath and extractor hood above. Recess for fridge freezer, wine rack, corner display shelving. Wood laminate floor, radiator.



UPSTAIRS

LANDING

Low level cupboard housing the electric breaker switches. Radiator, smoke alarm.

BEDROOM

3.68m x 2.92m (12'1" x 9'7") window to front with Venetian blind. TV aerial cable, phone point, radiator.



OUTSIDE



The property is accessed from land to side to shared area in stone chippings which leads to the front door of the property. Large area in lawn with feature pond, whirlygig and borders of flower/shrub planting.

HOME REPORT

Available to interested parties on request (fee may apply).

POST CODE

AB43 6LE

COUNCIL TAX BAND

Band A

ASKING PRICE

Offers Over £69,500

VIEWING

By arrangement with the Selling Agents.

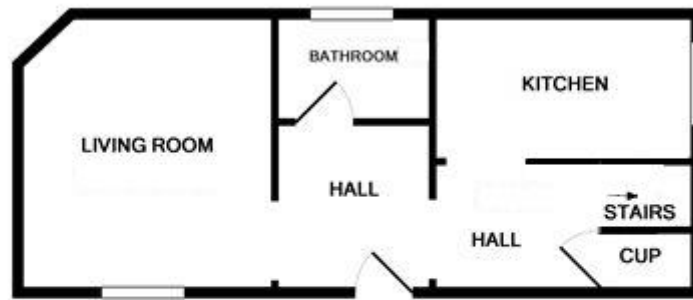
ENTRY

By arrangement.

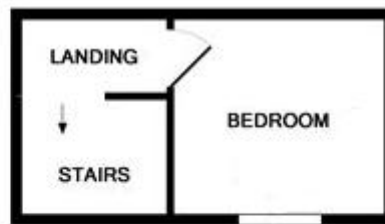
OFFERS TO

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.**



GROUND FLOOR



1ST FLOOR

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