

BROWN & McRAE

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LAWYERS

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1 MILLBURN AVENUE ST COMBS



OFFERS OVER £94,000

Situated within the very popular coastal village of St Combs which has a beautiful sandy beach is this detached 3 bedroomed bungalow. The property would suit younger and older buyers alike and benefits from double glazing and gas central heating throughout. The property enters from the main front door to the hall which has 2 storage cupboards. The living room has TV/Satellite and phone points and an open archway leading to the kitchen which is fitted with a suite of base and wall units. There are 3 bedrooms, a toilet and a shower room which has access from the hall and also from one of the bedrooms. Outside there are front and rear gardens with 2 wooden sheds.

HALL, LIVING ROOM, KITCHEN, 3 BEDROOMS, SHOWER ROOM, TOILET, SIDE VESTIBULE. OUTSIDE: FRONT, SIDE AND REAR GARDENS, 2 WOODEN SHEDS, PARKING

HALL

Entering through part frosted glazed UPVC door. Matwell, wood laminate floor, smoke alarm, radiator. 2 full length shelved cupboards – one housing the electric (key) meter. 2 loft hatches.

LIVING ROOM



5.47m x 3.69m (17'11" x 12'1") window to front. TV/Satellite and phone points, radiator. Full length cupboard. Through open archway to:

KITCHEN

3.16m x 2.89m (9'8" x 9'6") window to front. Fitted with a suite of base and wall units, worktops with stainless steel sink and drainer. Built-in electric hob with oven beneath and extractor hood above. Plumbed for washing machine with recess for tumble dryer and ample space for fridge freezer. Radiator.



BEDROOM 1

4.79m x 2.70m (15'8" x 8'10") window to rear. Built-in wardrobe, TV point, radiator. Sliding door to:

SHOWER ROOM



3.12m x 1.41m (10'3" x 4'7") frosted glazed window to side. Fitted with a white suite of wc, wall mounted whb and large shower cubicle. Aqua panelling to full height around room, radiator. Door to hall.

BEDROOM 2

3.58m x 2.94m (11'9" x 9'8") window to rear. 2 sets of built-in double doored wardrobes, radiator.

BEDROOM 3

4.54m x 2.88m (14'11" x 9'5") at its widest. Window to rear. Wood laminate floor, radiator.

TOILET

Frosted glazed window to rear. Wc and wall mounted whb, radiator.

OUTSIDE	The front garden is bounded by a wooden fence and is laid out in grass with slabbed path leading to the front door. Path continues round to the side and rear in grass with further area in concrete to the rear. Drying poles, 2 wooden sheds. There is an area providing parking to the rear of the house. Home Report available (fee may apply).
POST CODE	AB43 8YZ
COUNCIL TAX BAND	Currently band B
ASKING PRICE	Offers over £94,000
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.