

BROWN & McRAE

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11 SCALLOWAY PARK FRASERBURGH



OFFERS OVER £114,000

Immaculate and ready to move into 3 bedroomed home with a modern up-to-the-minute interior. The property enters from the side to the vestibule with a door off to the toilet and a door leading to the hall. There is a generous sized bright and airy living room with a wall mounted pebble effect electric fire and wooden floor. The kitchen is fitted with a good range of base and wall units with open archway leading to a dining/family room with patio doors. Upstairs there are 3 bedrooms – all with wardrobe storage and a modern bathroom suite. Outside there is a driveway to the side providing off-road parking for several cars leading to the garage, as well as front and rear gardens. The property has double glazing and electric storage heaters throughout.

EV, TOILET, HALL, LIVING ROOM, KITCHEN, DINING/FAMILY ROOM. UPSTAIRS: 3 BEDROOMS, BATHROOM. OUTSIDE: FRONT AND REAR GARDENS, GARAGE, DRIVEWAY

ENTRANCE VESTIBULE

Entering from side through lattice effect glazed door. Matwell, Kardean flooring. Cupboard. Door to:

TOILET



1.50m x 1.50m (4'11" x 4'11") frosted glazed window to side. Wc and whb in pine unit. Kardean flooring, heated towel rail.

HALL

Stairs to upper floor with open storage area beneath. Electric panel heater, smoke alarm.

LIVING ROOM



6.66m x 3.60m (21'11" x 11'10") 2 windows to front with wooden Venetian blinds. Wall mounted pebble effect electric fire. TV/Satellite and phone points, Dimplex electric panel heater, wooden floor.

KITCHEN



3.24m x 3.12m (10'8" x 10'3") fitted with a light 'oak' suite of base and wall units, worktops with tiled splashbacks and 1½ bowl stainless steel sink and drainer. Electric cooker point with extractor hood above and recess for American style fridge freezer. Ceramic tiled floor. Through open archway to:

DINING/FAMILY ROOM



4.44m x 3.34m (14'7" x 10'11") 2 windows to rear with Venetian blinds and double sliding patio doors to side with louvre blinds. Wooden floor, TV point, electric panel heater.

UPSTAIRS LANDING

Window to rear. Cupboard housing the hot water tank. Electric panel heater.

BEDROOM 1



3.60m x 2.78m (11'10" x 9'2") window to front with wooden Venetian blind. Fitted suite of wardrobes along the length of one wall. Phone point, electric panel heater.

BEDROOM 2

3.30m x 3.13m (10'10" x 10'3") window to front with wooden Venetian blind. Double doored built-in wardrobe. Electric panel heater.

BEDROOM 3

3.13m x 2.30m (10'3" x 7'6") window to rear with wooden Venetian blind. Double doored built-in wardrobe. Electric panel heater.



BATHROOM



3.02m x 1.48m (9'11" x 4'10") frosted glazed window to side. Fitted with a modern 3-piece suite of wc and whb in vanity unit along one wall with matching wall unit, mirror and illuminated pelmet above; shower/bath with Aqua panelling and shower curtain. Karndean tiled effect flooring, heated towel rail.

ATTIC

Accessed via Ramsey ladder to partly floored area with power and light.

OUTSIDE

Tarmac driveway provides off-road parking for several vehicles and leads to the GARAGE with electrically operated up and over door, power and light, pedestrian door and window. The front garden is in grass with a rockery and slabbed path along the front boundary. Loc-bloc path leads to the rear garden with wooden fence and whirlygig.

Home Report available (fee may apply).

POST CODE

AB43 9FB

COUNCIL TAX BAND

Currently band C

ASKING PRICE

Offers over £114,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

By arrangement.

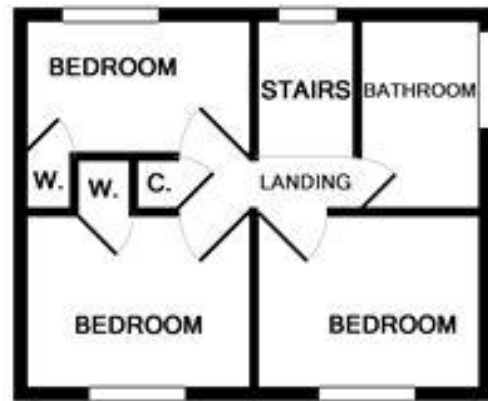
OFFERS TO

Messrs. Brown & McRae (Ref: BS)

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 BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER