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1 BEACON DRIVE FRASERBURGH



REGION OF £270,000

LOOKING FOR THAT SOMETHING DIFFERENT IN YOUR NEW HOME? THEN NO NEED TO LOOK ANY FURTHER.....as **1 Beacon Drive** boasts many extras within that you won't find in most houses. This 4 bed detached property looks like any other house on the street until you enter and find a generous sized family home with 'oak' doors, skirtings and facings, quality fixtures and fittings throughout including under floor heating to the family room, bathroom, utility room and wet room. The extension to the rear of the property was completed in 2010 to provide a large family room with doors leading to a very private rear garden with a large decked area along the back boundary of the house leading to games area suitable for summer alfresco dining. Also to the ground floor there is a lounge with a solid wooden floor, a dining room/study, a well equipped modern kitchen, a utility room, a bedroom and a family bathroom fitted with a very modern 4-piece suite. The upstairs of the property was also extended around the same period providing a generous sized master bedroom with an en-suite wet room and sauna off and 2 bedrooms. There is also a summer house with a bar within the rear garden, a driveway to the front providing adequate off road parking and an integral garage.

EV, HALL, LOUNGE, FAMILY ROOM, DINING ROOM, KITCHEN, DINING ROOM/STUDY, BEDROOM, BATHROOM, UTILITY ROOM, SIDE HALL, INTEGRAL GARAGE. UPSTAIRS: MASTER BEDROOM WITH EN-SUITE SHOWER ROOM & SAUNA, 2 FURTHER BEDROOMS. OUTSIDE: FRONT AND REAR GARDENS, SUMMER HOUSE

ENTRANCE VESTIBULE

Entering through 'oak' part frosted glazed door with frosted glazed panel. Black granite tiled floor, matwell. Low level cupboard housing the electric meter. Cloak hooks. Glazed door to:

HALL

Solid wooden floor with decorative border and carpeted stairs to upper floor. 2 wall lights, 2 radiators.

LOUNGE



4.77m x 4.46m (15'8" x 14'7") window to front with louvre blinds and radiator beneath. Solid wooden floor with decorative border. TV/Satellite points.

DINING ROOM/STUDY

3.38m x 3.10m (11'1" X 10'2") low level cupboard housing the system for under floor heating. Movement sensor. Wood laminate floor. Open doorway to kitchen and to:

FAMILY ROOM



6.78m x 5.70m (22'3" x 18'9") windows along the length of one wall and double French doors to garden making this a bright and airy room. Further full length glazed door to side and door to utility room. Chisel edged natural stone floor with under floor heating. TV/Satellite points. 'Oak' beams to ceiling. Full length cantilevered doors open up to reveal a further dining area.

DINING ROOM

4.44m x 3.85m (14'6" x 12'7") windows to rear with roller blinds. Ceramic tiled floor with under floor heating.

SIDE HALL

Accessed from Family Room with door to side entrance.



KITCHEN



4.17m x 2.99m (13'8" x 9'10") fitted with a good range of base and wall units, worktops with matching breakfast table and stainless steel sink and drainer. Built-in ceramic hob with oven beneath and chimney style extractor hood above. Tiled splash backs, plumbed for dishwasher. Wood laminate floor, radiator. Window taking light from family room. Doors to main hall and to:

UTILITY ROOM

4.60m x 2.54m (15'1" x 8'2") window to rear. Base and wall units, 'Belfast' sink with cupboard storage beneath. Plumbed for washing machine and ample space for 'American' style fridge freezer. Ceramic tiled floor with under floor heating. Radiator. Cupboard housing the oil central heating boiler and hot water cylinder. Door to garage.

BEDROOM 1



4.31m x 3.15m (14'2" x 10'4") window to front with louvre blinds and radiator beneath.

BATHROOM



3.74m x 3.20m (12'3" x 10'6") tiled around to half height and fitted with a black 4-piece suite of wc with illuminated open shelved area above, whb with mirror and shelf above and further illuminated recess. Black granite tiled floor with under floor heating. Step up to carpeted area with tiled around sunken bath and corner shower cubicle. Frosted glazed window. Toilet accessories, radiator.

LANDING

Loft hatch.

MASTER BEDROOM

5.61m x 4.26m (18'5" x 14') window to front with louvre blinds and radiator beneath and further window to side. Solid 'walnut' floor. Frosted glazed door and 'walnut' step up to:



EN-SUITE WET ROOM



4.31m x 2.29m (14' x 7'6") window to rear with louvre blinds. Mosaic tiled flooring with under floor heating. Fitted with a modern suite of wc, large double whb with mixer tap and shower with shower screen dividing room. From shower door leads to SAUNA.

BEDROOM 3



4.74m x 3.05m (15'7" x 10') window to rear with louvre blinds and radiator beneath.

BEDROOM 4

4.14m x 2.42m (13'7" x 8') window to front with louvre blinds and radiator beneath. Currently used as a dressing room with shelving and hanging rails which can easily be removed.

OUTSIDE



The property is accessed from the street through 2 separate vehicular openings which lead to tarmac driveway providing off-road parking for several vehicles. Shaped area in flower and shrub planting. Wooden gate to left handside of house leads to further wooden gate and to the rear garden which is fully enclosed and laid out mainly in lawn with trees along back boundary. Large area in decking with wooden balustrades along the back boundary of the house which leads to an area to the side with overhead polycarbonate roof currently used as a games area

but suitable for summer alfresco dining. Outside lighting. Enclosed area housing the oil central heating tank.

SUMMER HOUSE

6.32m x 4.36m (20'9" x 14'4") windows and French doors, ample power and light. Wood laminate floor.



GENERAL

The pool table, bar and 'walnut' benches can be made available for sale by separate negotiation.

HOME REPORT

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

POST CODE

AB43 9SF

COUNCIL TAX BAND

Band E

ASKING PRICE

Offers in the region of £270,000

VIEWING

By arrangement with the Selling Agents.

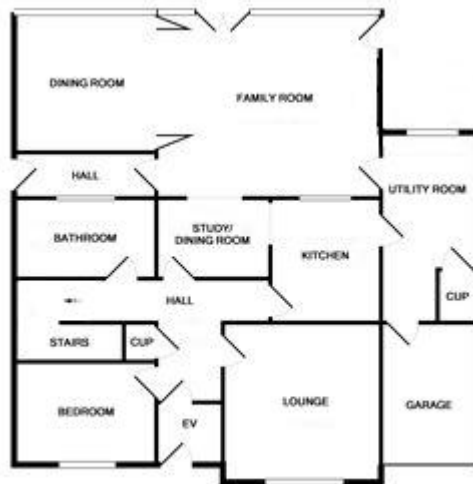
ENTRY

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.



GROUND FLOOR



1ST FLOOR

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