

BROWN & McRAE

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14 HIGH STREET NEW ABERDOUR



OFFERS OVER £64,000

Delightful deceptively spacious one bedroomed mid terraced property situated in the very popular village of New Aberdour with local beach just a few minutes walk away. The property has UPVC woodgrain effect double glazing and solid fuel central heating fired by solid fuel burning stove set into an ingleneuk fireplace. The property enters from the front door to the entrance vestibule with door leading to the living room. Also to the ground floor there is an inner area currently used as a small office with stairs to the upper floor, a dining kitchen and a bathroom. Upstairs there is a double bedroom with ample built-in storage cupboards. Outside there is an extensive rear garden with various sheds, a summer house, a greenhouse and a caravan with double vehicular doors leading to lane to the rear. Viewing is a must to appreciate this property that would suit younger and older buyers alike and would also suit anyone looking for their ideal holiday let.

EV, LIVING ROOM, INNER HALL, KITCHEN, BATHROOM. UPSTAIRS: LANDING, DOUBLE BEDROOM. OUTSIDE: REAR GARDEN, SUMMER HOUSE, VARIOUS SHEDS, GREENHOUSE & CARAVAN

ENTRANCE VESTIBULE

Entering through frosted glazed UPVC woodgrain effect front door. Low level cupboard housing the electric meter. Door to:

LIVING ROOM



4.49m x 4.13m (14'8" x 13'7") window to front. Red brick featured ingleneuk fireplace with solid fuel burning stove (runs central heating and provides hot water). TV point. Door to:

INNER AREA

Stairs to upper floor. Phone point, radiator.

KITCHEN



3.65m x 3.40m (11'4" x 10'9") window to rear and door to garden. Fitted with a suite of base and wall units, worktops with stainless steel sink and drainer – plumbed for washing machine. Electric cooker point, radiator. Understairs storage cupboard with shelving and light.

BATHROOM

2.60m x 1.53m (8'7" x 5') frosted glazed window to rear. Tiled around to ¾ height and fitted with a white 3-piece suite of wc, pedestal whb and bath with shower and shower screen above. Xpelair, radiator.

UPSTAIRS

LANDING

Window to rear.

BEDROOM



4.58m x 4.21m (15' x 13'10") dormer window to front. Built-in double sliding doored wardrobe and 2 full length cupboards – one housing the hot water tank. TV and phone points, radiator.

OUTSIDE

There is an extensive enclosed garden to the rear mostly in grass with flower/shrub and mature tree planting with path continuing to gate and wooden vehicular gate accessed off rear lane. There is a broad area in concrete along the back boundary of the house with SUMMER HOUSE. Clothes line, coal bunker, outside lighting. Various SHEDS, GREENHOUSE and a CARAVAN are also included in the sale.



Home Report available (fee may apply).

POST CODE

AB43 6LE

COUNCIL TAX BAND

Currently band A

ASKING PRICE

Offers over £64,000

VIEWING

By arrangement with the Selling Agents.

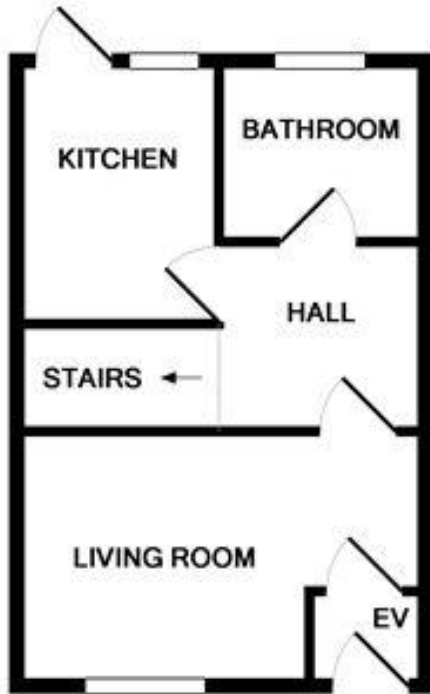
ENTRY

By arrangement.

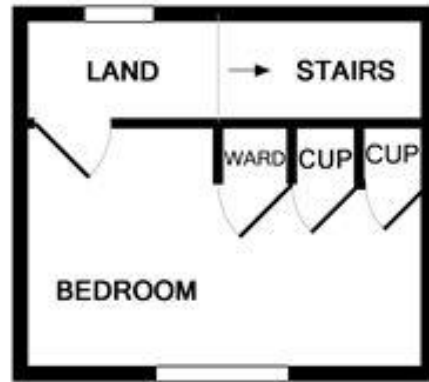
OFFERS TO

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 BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER