

BROWN & McRAE

www.brown-mcrae.co.uk
fraserburgh@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

30 FORDYCE AVENUE NEW DEER



£450 PCM

Situated at the top of a cul-de-sac within the country village of New Deer, is this mid terraced 2 bed roomed fully furnished property now available for lease. The property has double glazing and oil central heating to individual radiators throughout. To the ground floor is a living room with dining area on open plan, a fully fitted kitchen and a bathroom. Upstairs there are 2 double bedrooms.

HALL, LIVING ROOM, KITCHEN, BATHROOM. UPSTAIRS: 2 BEDROOMS. OUTSIDE: FRONT AND REAR GARDENS

HALL	Stairs to upper floor. Large walk-in storage cupboard with cloak hooks and further understairs storage cupboard. Radiator.
LIVING ROOM	5.63m x 3.42m (18'5" x 11'2") windows front and rear with radiators beneath. Boarded up tiled fireplace. TV aerial cable.
KITCHEN	3.77m x 2.24m (12'5" x 7'4") fitted with a suite of base and wall units, stainless steel sink and drainer. Electric cooker, washing machine. Central heating boiler. Shelved storage cupboard. Window and door to rear.
BATHROOM	2.34m x 1.63m (7'8" x 5'4") window to front. Fitted suite of wc, pedestal whb and bath with shower and shower curtain above. Low level louvre doored cupboard. Electric fan heater, radiator.
UPSTAIRS LANDING	Window to rear.
BEDROOM 1	4.39m x 2.89m (14'4" x 8'11") windows front and rear. Built-in wardrobe and cupboards. Phone point, radiator.
BEDROOM 2	4.39m x 2.58m (14'4" x 8'5") windows front and rear. Built-in wardrobe, radiator. Loft hatch.
OUTSIDE	There is a low maintenance front garden in stone chippings. The rear garden is mainly in grass with oil central heating tank, whirlygig and drying poles.
POST CODE	AB53 6SD
COUNCIL TAX BAND	Currently band A
RENT	£450 per calendar month, payable monthly in advance.
DEPOSIT	£450
	<i>Please note that you will be required to provide Messrs. Brown & McRae with 3 written references one of which must be a Bank Reference.</i>
VIEWING	By arrangement with the Letting Agents.
ENTRY	Immediate entry can be given, otherwise by arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: KSP)

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.