

BROWN & McRAE

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LAWYERS

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FRAOCH 8 LOUISA CRESCENT CRIMOND



ASKING PRICE £265,000

Situated within a cul-de-sac of prime residential properties is this immaculate and ready to move into 4 bedrooomed executive detached family home. The property stands in its own very well maintained gardens with off-road parking for several vehicles which leads to a large garage with an electrically operated roller door. The property benefits from low maintenance UPVC woodgrain effect double glazing and gas fired central heating to individual radiators throughout, as well as hardwood skirtings, facings and doors. The property enters from the front door to the hall with part glazed door leading to the bright and airy lounge which also boasts a feature ingleneuk brick fireplace with a wooden mantle and solid fuel burning stove. The kitchen has been fitted with a good range of base and wall units which divide the room into working and dining areas with door off to the Sun Room which gives all year round enjoyment of the gardens. There are 2 double bedrooms, a study, a family bathroom and a utility room also to the ground floor. Upstairs there is a broad landing with doors off to 2 generous sized bedrooms and a shower room.

HALL, LOUNGE, KITCHEN & DINING ROOM, SUN ROOM, 2 BEDROOMS, STUDY, BATHROOM, UTILITY.
UPSTAIRS: BROAD LANDING, 2 BEDROOMS, SHOWER ROOM. OUTSIDE: FRONT AND REAR GARDENS,
GARAGE, DRIVEWAY

HALL

Entering through part stained glass panelled door with frosted glazed panel to side. Turning stairs to upper floor with decorative wooden balustrades and storage cupboard beneath housing the electric breaker switches. 2 radiators, phone point and smoke alarm.

LOUNGE



6m x 4.73m (19'8" x 15'6") window to front with louvre blinds. Brick effect ingleneuk fireplace with solid fuel burning stove and wooden mantle. TV/Satellite and phone points, radiator.

KITCHEN & DINING ROOM



6m x 4.50m (19'8" x 14'9") the KITCHEN is fitted with a good range of modern light wooden base and wall units incorporating a glass display cabinet and wood effect worktops with tiled splash backs and 1½ bowl stainless steel sink and drainer. Integrated dishwasher and built-in ceramic hob with chimney style extractor hood above and double oven and grill. Tiled effect laminate floor, window to rear with louvre blinds. The carpeted dining area has a window to rear with louvre blinds, radiator. American style fridge freezer to be included in the sale. Door to:

SUN ROOM



3.92m x 3.61m (12'10" x 11'10") windows on 3 sides with louvre blinds and double French doors leading out to the garden. Radiator.

BEDROOM 1

3.61m x 3.30m (11'10" x 10'10") window to rear with louvre blinds. Double doored built-in wardrobe, radiator.



BEDROOM 2



3.61m x 3.28m (11'10" x 10'9") window to rear with louvre blinds. Double doored built-in wardrobe, radiator.

STUDY/CHILD'S BEDROOM

3.23m x 1.88m (10'7" x 6'2") window to front with louvre blinds. Phone point, radiator.

BATHROOM

3.37m x 2.46m (11'1" x 8'1") tiled around to half height and fitted with a modern 4-piece suite of wc, whb in vanity unit with glass shelf, mirror and shaver socket above; bath with shower-head extension tap and mirror above, separate shower cubicle with Aqua panelling. Tiled effect laminate floor, window to rear with louvre blinds. Xpelair, heated towel rail.



UTILITY

3.37m x 2.02m (11'1" x 6'7") part frosted glazed door and window with louvre blinds to rear. Fitted with a modern suite of base and wall units with wood effect worktops – plumbed for washing machine and recess for tumble dryer. Wall mounted gas central heating boiler. Tiled effect laminate floor, cloak hooks.

UPSTAIRS BROAD LANDING



Velux window to rear with blind. Large shelved cupboard with light. Loft hatch, smoke alarm, radiator.

MASTER BEDROOM

5.26m x 4.11m (17'3" x 13'6") window to front with louvre blinds and radiator beneath. TV point. The beech wood effect Nolte wardrobe will be included in the sale.



BEDROOM 4

4.10m x 4.06m (13'5" x 13'8") window to side with louvre blinds. Phone point, radiator.

SHOWER ROOM

4.19m x 2.05m (13'9" x 6'9")
Velux window with blind. Tiled around wc and wall mounted whb with glass shelf, mirror and shaver socket above. Double doored vanity unit with worktop. Shower cubicle with Aqua panelling, shelved recess, tiled effect laminate floor, heated towel rail.

OUTSIDE



The very well maintained front garden is in lawn with borders of flowers and shrubs with slabbed path continuing around boundary of house. Driveway to front, side and rear in granite stone chippings provides off-road parking for several vehicles and leads through wooden gates to the large GARAGE. The rear garden is in lawn with borders and

islands in flower/vegetable planting. Wooden decked area to side of garage which continues to further decked area with steps leading down embankment to

area bounded by a wooden fence and overlooked by a copse of trees making the garden very private. GREENHOUSE.

LARGE GARAGE

Electrically operated roller door with pedestrian door and window to side. Fuse box, ceiling striplights and workbench.



GENERAL

The property is for sale to include all carpets, blinds and light fittings, as well as the wardrobe in the master bedroom and the American style fridge freezer.

Home Report available (fee may apply)

POST CODE

AB43 8AD

COUNCIL TAX BAND

Currently band E

ASKING PRICE

£265,000

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.