

BROWN & McRAE

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26 MAIN STREET BROADSEA, FRASERBURGH



OFFERS OVER £79,000

Situated on the Broadsea Shore with uninterrupted views of the sea is this one bedroomed former fisherman's cottage. In need of some modernisation the property has double glazing and electric storage heaters to some rooms. The property enters from the rear through a porch which leads to the hall with door to the kitchen which is fitted with a formica suite and has a window facing the Broadsea Shore offering stunning views of the sea. The living room has windows to the front and rear and a tiled fireplace. There is a shower room, a generous sized double bedroom and a boxroom with steps leading to the attic. This property would suit anyone with a desire to live by the sea or the couple looking to downsize into an easily maintained property all on one floor.

PORCH, HALL, KITCHEN, SHOWER ROOM, INNER HALL, LIVING ROOM, BEDROOM, BOXROOM.
OUTSIDE: ENCLOSED COURTYARD, WOODEN SHED, COAL BUNKER

PORCH

Entering through part frosted glazed door. Window and polycarbonate ceiling. Through frosted glazed door to Hall.

KITCHEN

3.10m x 2.89m (10'2" x 9'6") window overlooking the Broadsea Shore. Fitted with a formica suite of units with a stainless steel sink and drainer. Electric cooker point and plumbed for washing machine.

SHOWER ROOM



2.17m x 1.82m (7'1" x 5'11") frosted glazed window to rear. Aqua panelling to full height around room and fitted with a white 3-piece suite of wc, pedestal whb and shower cubicle with cantilevered door and shower screen.

INNER HALL

Phone point and wall mounted electric fuse box.

LIVING ROOM

4.51m x 3.59m (14'9" x 11'9") at its widest. Windows to front and rear. Tiled fireplace, Dimplex electric storage heater, TV point.



BEDROOM



4.18m x 3.55m (13'9" x 11'8") window to front. Shelved cupboard, Dimplex electric storage heater.

BOX ROOM

2.27m x 1.86m (7'5" x 6'1") window to front. Steps leading to the attic. Cloak hooks.

OUTSIDE

There is an enclosed courtyard with a wooden SHED and a coal bunker.

Home Report available (fee may apply).

POST CODE

AB43 9RT

COUNCIL TAX BAND

Currently band A

ASKING PRICE

Offers over £79,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

Immediate entry can be given, otherwise 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.



REAR VIEW