

BROWN & McRAE

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210 WEST ROAD FRASERBURGH



FIXED PRICE £99,000

Set at an affordable asking price is this mid terraced granite built 2 bedroomed property in ready to move into condition situated in a very much sought after part of town close to local shops and bus routes. This well maintained property benefits from double glazing and gas central heating to individual radiators throughout. There is a tarmac driveway to front providing off-road parking for up to 2 cars and an enclosed rear garden with a small store. The bright and airy living room has a marble effect fireplace with gas fire and a bay window to front. The kitchen has been fitted with a good range of modern base and wall units. Upstairs there are 2 double bedrooms and a fitted bathroom suite. This property would make an ideal first time buy or investment package.

HALL, LIVING ROOM, DINING KITCHEN. UPSTAIRS: LANDING, 2 DOUBLE BEDROOMS, BATHROOM.
OUTSIDE: DRIVEWAY, ENCLOSED REAR GARDEN, STORE

HALL

Entering through frosted glazed door. Turning stairs to upper floor with new carpet, radiator.

LIVING ROOM



4.82m x 4.19m (15'11" x 13'9") into bay window to front with brand new wooden Venetian blinds. Marble fireplace and hearth for coal effect gas fire with wooden mantle. Low level cupboard, brand new radiator. TV point. Part glazed hardwood door to:

DINING KITCHEN



5.20m x 2.30m (17'1" x 7'6") window to rear. Fitted with a modern suite of base and wall units, worktops, 1½ bowl stainless steel sink and drainer with mixer tap. Built-in ceramic hob with oven beneath and extractor hood above. Plumbed for washing machine. Louvre doored cupboard housing the hot water tank and further walk-in understairs storage cupboard. Radiator. New vinyl flooring. Door to garden.

UPSTAIRS

LANDING

Loft hatch, smoke alarm.

BEDROOM 1



4.86m x 3.20m (15'11" x 10'5") window to front with radiator beneath. Built-in cupboard with shelving and small window to front. TV point. Wood laminate floor.

BEDROOM 2

3.75m x 3.65m (12'3" x 12') window to rear with radiator beneath.



BATHROOM



Frosted glazed window to rear. Fitted with a white 3-piece suite of wc, whb and bath with shower, shower screen and Aqua panelling above. Radiator.

OUTSIDE

There is a vehicular opening to front leading to a tarmac driveway providing off-road parking for up to 2 cars. Shared pend to side leads through wooden gate to the enclosed rear garden which has a broad area in concrete, area in grass and further area in stone chippings. Whirlygig, render finished block built STORE.

Home Report available (fee may apply).

POST CODE

AB43 9NL

COUNCIL TAX BAND

Currently band A

FIXED PRICE

£99,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

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.