

BROWN & McRAE

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210 WEST ROAD FRASERBURGH



OFFERS OVER £99,000

Mid terraced granite built 2 bedroomed property in ready to move into condition. This well maintained property benefits from double glazing and gas central heating to individual radiators throughout. There is a tarmaced 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, radiator.

LIVING ROOM



4.82m x 4.19m (15'11" x 13'9") into bay window to front with louvre blinds. Marble fireplace and hearth for coal effect gas fire with wooden mantle. TV point.

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.

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.

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).

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| POST CODE | AB43 9NL |
| COUNCIL TAX BAND | Currently band A |
| ASKING PRICE | Offers over £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.