

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

www.brown-mcrae.co.uk  
fraserburgh@brown-mcrae.co.uk

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

## 14 COLLEGE BOUNDS FRASERBURGH



### OFFERS OVER £125,000

This mid terraced granite built former fisherman's cottage looks just like any other property from the roadside until you walk in through the front door. On entering you will be totally mesmerised by the scale and quality of the accommodation within. This property which has the 'Tardis' effect will truly make all your friends green with envy with its modern, fresh and well thought out usage of space within all of the rooms and rear garden. The Living Room has a ceramic tiled floor with under floor heating giving the room a very cosy feeling. Built-in storage cupboards provide an attractive feature to the room. The Kitchen has been divided by a small triangular inner passage into working and utility/dining areas both fitted with modern quality base and wall units, attractive tiling and ceramic tiled flooring. The American fridge freezer with LED lighting to pelmet above is to be included in the sale. Bedrooms one and two have both been fitted with quality bedroom furniture. The enclosed rear garden like the house has been well thought out with decking and slabbed patio area, wooden shed and a store with power, sink unit making it suitable for use as a utility room. Above the store is a child's play house with gangway, steps and chute. This 3 bed family home with double glazing, electric storage and panel heaters throughout is located close to the town centre and Broadsea Shore.

HALL, LIVING ROOM, KITCHEN, INNER AREA, UTILITY, BATHROOM, BEDROOM. UPSTAIRS: LANDING, 2 BEDROOMS, TOILET. OUTSIDE: REAR GARDEN, STORE, WOODEN SHED, CHILD'S PLAYHOUSE

## ENTRANCE HALL



Entering through hardwood front door with frosted glazed pane. Ceramic tiled floor, carpeted stairs to upper floor with pine decorative wooden balustrades. Dimplex electric heater, ceiling coving. Part glazed hardwood door to rear garden. Understairs walk-in storage cupboard currently used as a small office with phone point.

## LIVING ROOM

4.35m x 3.79m (14'3" x 12'5") window to front with louvre blinds. Under floor heating, ceramic tiled floor. TV and phone points, 2 picture lights, ceiling halogen lights. Built-in storage cupboards. Door to:



## KITCHEN



3.08m x 2.66m (10'6" x 8'10") fitted with a modern suite of base and underlit wall units, worktops, tiled splash backs; 1½ bowl sink and drainer with mixer tap. Integrated dishwasher, ceramic hob with stainless steel extractor hood above; separate oven with microwave above. Ceramic tiled floor, decorative clad ceiling with halogen lights. Dimplex electric panel heater, window to side with Venetian blinds. Open doorway to:

## INNER AREA

Low level cupboard with phone point. Ceramic tiled floor. Door to:

## UTILITY

At its widest 2.86m x 2.35m (9'3" x 7'8") window to side with Venetian blinds. Fitted with a good range of base and wall units, worktops with tiled splash backs and matching breakfast bar. Plumbing for washing machine and recess for tumble dryer. American fridge freezer with LED lighting along pelmet above. Ceramic tiled floor. Matwell and door to rear garden.



## BATHROOM

At its widest 3.92m x 1.84m (12'10" x 6'). Tiled around to half height and fitted with a suite of wc, pedestal whb, mirrored wall cabinet. Step with built-in electric fan heater up to the bath with large mirror behind. Separate fully tiled shower cubicle. Heated towel rail.

## BEDROOM 1



3.57m x 3.43m (11'8" x 11'3") window to front with louvre blinds. Fitted suite of wardrobes with central mirrored doors; matching overhead bridging unit, wardrobes and bedside drawers along further wall. Matching wall mounted unit for TV with chests of drawer beneath and mirror. Touch control halogen lighting.

## UPSTAIRS

### LANDING

Window to rear with louvre blinds and Velux window to front. Built-in storage cupboard along length of landing.

### BEDROOM 2



3.91m x 2.81m (12'10 x 9'2") Large Velux window to rear. Fitted suite of wardrobes and chest of drawers. Dimplex electric panel heater. TV aerial cable.

### BEDROOM 3

4.01m x 3.88m (13'2" x 12'9") window to rear. Walk-in storage cupboard housing the hot and cold water tanks. Dimplex electric panel heater.



## TOILET



Tiled around to full height and fitted with wc and pedestal whb. Window to rear, toilet accessories.

## OUTSIDE

The property fronts onto the pavement. The enclosed low maintenance rear garden has an area in decking with step up to further decked area and slabbed patio. Wood SHED. STORE that is currently used as a dog kennel with power and plug-in light, base level sink unit with hot and cold water (suitable as a utility). Steps and chute lead to a raised gangway which leads to child's playhouse above store. Outside cold water tap, outside lighting.



POST CODE

AB43 9QP

COUNCIL TAX BAND

A

ASKING PRICE

Offers Over £125,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

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.**