

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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LUBOTSKA MEMSIE



£800 PCM

Situated within the small hamlet of Memsie, is this executive detached 4-5 bedroomed bungalow now available for lease with immediate entry. The property has double glazing and oil fired central heating to individual radiators throughout and enters from the main road through vehicular gates to a tarmac driveway providing off-road parking for several vehicles and leading to the double garage. There is a bright and airy lounge, a large dining kitchen with a utility room off, 4 double bedrooms, a dining room/bedroom, a family bathroom and a separate toilet.

EV, HALL, LOUNGE, DINING KITCHEN, DINING ROOM, 4 BEDROOMS, BATHROOM, TOILET, UTILITY ROOM, INTEGRAL DOUBLE GARAGE. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY

ENTRANCE VESTIBULE	Entering through UPVC woodgrain effect door. Wood laminate floor, matwell.
HALL	Wood laminate floor, 2 radiators. 2 deep cupboards – one housing the hot water cylinder. Loft hatch.
LOUNGE	6.22m x 5.22m (20'5" x 17'2") window to front with louvre blinds. Pebble effect electric fire. TV point, 2 radiators.
DINING KITCHEN	5.29m x 4.58m (17'4" x 15') fitted with a suite of base and wall units, worktops with matching breakfast table and tiled splash backs; 1½ bowl sink and drainer. Built-in ceramic hob with extractor hood above and double oven and grill. Window and double French doors to rear. 2 radiators, wood laminate floor.
DINING ROOM/BEDROOM 5	4.42m x 2.90m (14'6" x 9'6") window to front with louvre blinds. Phone point, radiator.
BEDROOM 1	3.64m x 3.09m (11'11" x 10'2") window to side with louvre blinds. Wood laminate floor, phone and TV points.
BEDROOM 2	4.51m x 3.06m (14'9" x 10') window to side with louvre blinds. Double doored built-in wardrobe. TV point, radiator.
BEDROOM 3	4.34m x 3.46m (14'3" x 11'4") window to side with louvre blinds. 2 sets of mirrored doored wardrobes, phone point, radiator.
BEDROOM 4	4.45m x 3.06m (14'2" x 10') window to side with louvre blinds. Double doored built-in wardrobe. Radiator.
BATHROOM	3.10m x 2.37m (10' x 7'9") frosted glazed window to side. Fitted with a white 4-piece suite of wc, whb in vanity unit, corner bath with shower-head extension tap and tiled splash backs, large walk-in shower cubicle. Radiator.
TOILET	Wc, whb in vanity unit with shaver socket and mirror above. Wood laminate floor, radiator.
UTILITY ROOM	3.15m x 3.02m (10'10" x 10'6") window and door to rear. Base units with worktops, stainless steel sink and drainer – plumbed for washing machine and recess for tumble dryer. Wood laminate floor, radiator.
INTEGRAL DOUBLE GARAGE	Electrically operated roller door accessed off driveway. Oil central heating boiler, wall cupboards, ample power and light.
OUTSIDE	The garden is bounded by a low level wall with a shaped area in lawn and a tarmac driveway providing off-road parking for several vehicles. Wrought iron gates either side of house lead up paths to the rear garden which has an area in lawn with slabbed patio area. Oil central heating tank. Outside lighting.
POST CODE	AB43 7AL
COUNCIL TAX BAND	Band F
RENT	£800 per calendar month, payable monthly in advance.
DEPOSIT	£800

Please note that you will be required to provide Messrs. Brown & McRae with 3 written references should you be interested in this property.

VIEWING

By arrangement with the Letting Agents.

ENTRY

Immediate entry can be given, otherwise 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.