

BROWN & McRAE

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6 HILLVIEW LOW STREET, NEW PITSLIGO



FIXED PRICE £80,000

£5,000 UNDER HOME REPORT VALUATION

This end terraced property standing on an elevated site not only offers views of the countryside but is in immaculate and ready to move into condition. The property benefits from UPVC woodgrain effect double glazing with electric storage heaters throughout. The property enters from the front door to the hall with glazed door off to the generous sized living room and with a further glazed door leading to the Conservatory which offers extra living accommodation and all year round enjoyment of the rear garden. The kitchen is fitted with a good range of base and wall units with built-in ceramic hob, oven and extractor hood. There is also a shower room to the ground floor just off the main hall. Upstairs there are 2 double bedrooms both with built-in wardrobes. Viewing is a must to fully appreciate the accommodation on offer which would suit younger and older buyers alike!

HALL, LIVING ROOM, KITCHEN, CONSERVATORY, SHOWER ROOM. UPSTAIRS: 2 DOUBLE BEDROOMS.
OUTSIDE: FRONT AND REAR GARDENS

HALL

Entering through the front door. Matwell, Dimplex electric storage heater. Stairs to upper floor with cupboard beneath housing the electric meter. Further walk-in cupboard housing the hot and cold water tanks.

LIVING ROOM



5.60m x 3.33m (18'4" x 10'11") window to front with louvre blinds and views of the countryside. TV aerial cable, 2 wall lights, 2 ceiling lights, 2 Dimplex electric storage heaters. Ceiling coving. Glazed door to:

CONSERVATORY



3.02m x 2.76m (9'11" x 9') windows on 3 sides with door to garden, louvre blinds and polycarbonate ceiling. Dimplex electric storage heater, 2 wall lights.

KITCHEN

4.08m x 2.02m (13'5" x 6'7") window and frosted glazed door to rear. Fitted with a suite of base and wall units, worktops with stainless steel sink and drainer. Built-in ceramic hob with oven beneath and extractor hood above. Plumbed for washing machine and recess for fridge. Storage cupboard, matwell.



SHOWER ROOM



2.37m x 1.69m (7'9" x 5'6") frosted glazed window to front. Fitted with a coloured 3-piece suite of wc, whb in vanity unit with tiled splash backs; fully tiled shower cubicle, electric panel heater.

UPSTAIRS LANDING

Window to rear.

BEDROOM 1

4.40m x 2.77m (14'5" x 9'1") windows to front and rear. Double doored built-in wardrobe and 2 further built-in cupboards. Electric panel heater, phone point.



BEDROOM 2



4.40m x 2.63m (14'5" x 8'7") windows to front and rear. Double doored built-in wardrobe, electric panel heater, phone point.

OUTSIDE

The front garden is bounded by a render finished wall and laid out in flower/shrubs. Slabbed path leads around side of house to the rear garden which has a broad area in loc-bloc and further area in flower/shrub planting with whirlygig. Wooden SHED, outside cold water tap.

Home Report available (fee may apply).

POST CODE

AB43 6JS

COUNCIL TAX BAND

Currently band A

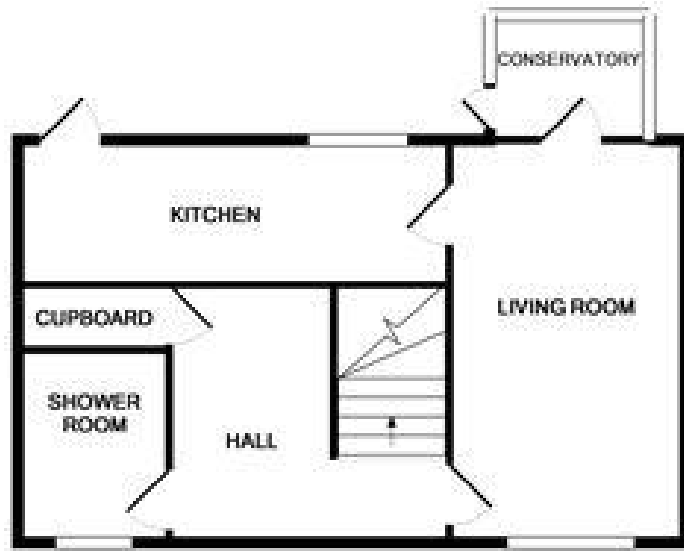
ASKING PRICE Offers over £84,000

VIEWING By arrangement with the Selling Agents.

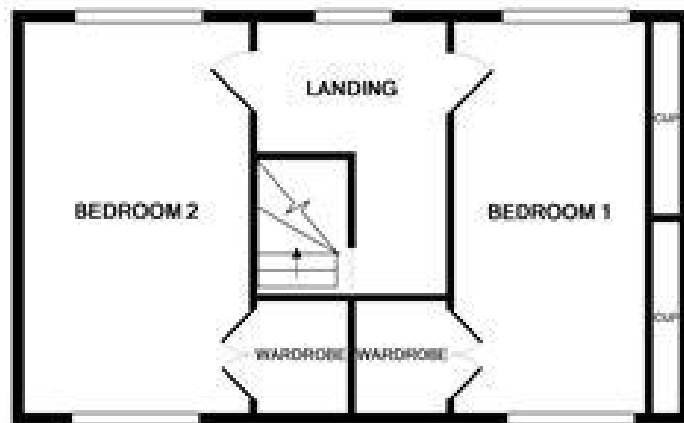
ENTRY By arrangement.

OFFERS TO Messrs. Brown & McRae (Ref: MJA)

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.



GROUND FLOOR



1ST FLOOR

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
AND SHOULD BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER