

**BROWN & McRAE**

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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## 3 DAMFIELD ROAD FRASERBURGH



**OFFERS OVER £204,000**

Situated within easy walking distance of James Ramsey Park, Tesco Supermarket and the beach is this detached 3 bed bungalow that has to be viewed to fully appreciate the accommodation on offer. The present proprietors have recently installed not only a brand new modern bathroom suite but also a new suite to the en-suite shower room. Off the bright and airy lounge on open plan is a dining room with door leading to the kitchen which is fitted with a good range of base and wall units. There are 3 bedrooms all with built-in wardrobes. The property also boasts a generous sized Conservatory to the rear which gives all year enjoyment of the very private and sheltered rear garden which has been very well maintained. There is a garage to the side which has a small area to the rear suitable as a small workshop or as a utility area. Viewing is highly recommended to fully appreciate this immaculate and well maintained family home.

EV, HALL, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, 3 BEDROOMS – ONE WITH EN-SUITE, BATHROOM. OUTSIDE: FRONT AND REAR GARDENS, GARAGE

**ENTRANCE VESTIBULE**

Entering through frosted glazed hardwood front door with frosted glazed panel. Parquet wooden floor, matwell. Through glazed door to:

**HALL**

Cupboard housing the hot water tank. Loft hatch, smoke alarm, radiator.

**LOUNGE**



4.74m x 4.38m (15'7" x 14'5") window to front with Venetian blinds and radiator beneath. TV/Satellite points, 3 wall lights. Through on open plan to:

**DINING ROOM**

2.99m x 2.96m (9'10" x 9'9") window to rear with Venetian blinds and radiator beneath. Door to Kitchen.



**KITCHEN**



3.80m x 2.99m (12'6" x 9'10") fitted with a suite of base and wall units, wood effect worktops with tiled splash backs and stainless steel sink and drainer. Built-in ceramic hob with extractor hood above, double oven and grill. Plumbed for dishwasher. Tiled effect laminate floor, matwell. Window with Venetian blinds looking onto Conservatory. Door to hall and door to:

## CONSERVATORY



4.45m x 2.60m (14'7" x 8'8") windows on 3 sides and door to garden. TV point, radiator. Plumbed for washing machine.

## MASTER BEDROOM

3.61m x 3.33m (11'10" x 10'11") window to front with radiator beneath. Built-in double sliding mirrored doored wardrobe. Fitted suite along one wall with matching dressing table. Door to:



## EN-SUITE



Tiled around to full height and fitted with a modern 3-piece suite of wc in vanity unit; wall mounted whb and shower cubicle with Aqua panelling. Heated towel rail, Karndean tiled floor. Toilet accessories.

## BEDROOM 2

3.29m x 3.09m (10'9" x 10'1") window to rear with Venetain blinds and radiator beneath. 2 full built-in wardrobes.



### BEDROOM 3



3.61m x 2.34m (11'9" x 7'8") window to front with Venetian blinds and radiator beneath. Built-in wardrobe, TV point.

### BATHROOM

3.01m x 1.61m (9'10" x 5'3") frosted glazed window to rear with louvre blinds. Tiled around to half height and fitted with a modern white 3-piece suite of wc, whb in vanity units with matching wall cupboard and mirror above; shower/bath with shower screen and shower above. Radiator, toilet accessories.



### OUTSIDE



The front garden is bounded by a low level Fyfestone wall and divided into 2 separate areas in lawn with flower borders by slabbed path. Tarmac driveway to side provides off-road parking which leads to the GARAGE. The rear garden is also divided into 2 split level areas in lawn with flower/shrub borders. Broad slabbed patio area. Whirlygig, outside lighting, outside cold water tap.

### GARAGE

Longer than normal with up and over door to front and pedestrian door to side. Ample power and light, base level storage cupboards.

Home Report available (fee may apply).

### POST CODE

AB43 9SJ

### COUNCIL TAX BAND

Currently band D

### ASKING PRICE

Offers over £204,000

### VIEWING

By arrangement with the Selling Agents.

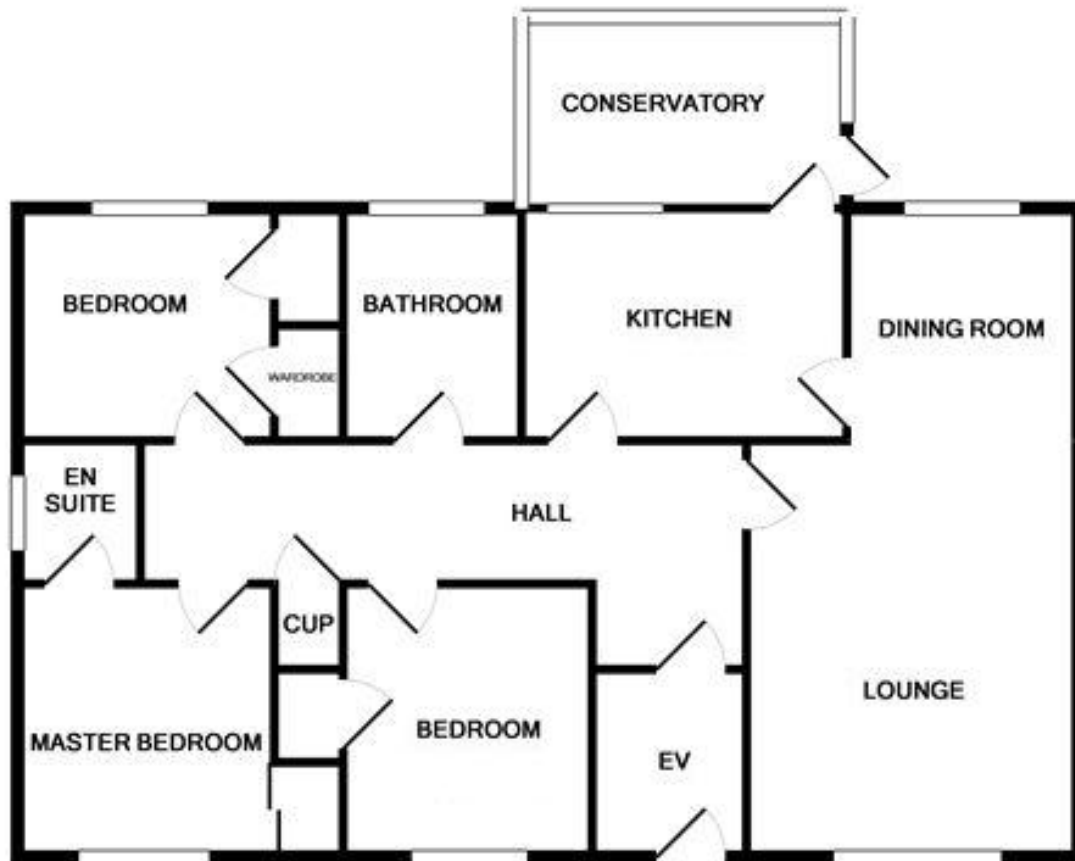
### ENTRY

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.



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