

BROWN & McRAE

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16 DUNDARG ROAD ROSEHEARTY



OFFERS OVER £85,000

£10,000 UNDER HOME REPORT VALUATION!

This mid terraced granite built 3 bedroomed home situated within the coastal village of Rosehearty is available for sale at a very affordable asking price. The property would not only suit anyone with a growing family but also anyone looking to take their first steps onto the property ladder or just looking for their ideal investment property. Benefiting from oil central heating and double glazing the property enters through the front door to the entrance hall with stairs to upper floor. A part glazed door leads off the hall to the living room with a door leading to the kitchen which has been fitted with a modern light wooden suite. Also to the ground floor is a bathroom fitted with a 3-piece suite with a shower over the bath. Upstairs there are 3 double bedrooms and a Ramsey ladder giving access through the loft hatch to a fully lined and floored attic/games room with a Velux window. Outside a tarmac driveway provides off-road parking.

HALL, LIVING ROOM, KITCHEN, BATHROOM. UPSTAIRS: LANDING, 3 BEDROOMS. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY

HALL

Entering through hardwood part glazed door. Wood laminate floor with carpeted stairs to upper floor. Window to front. Radiator.

LIVING ROOM



4.37m x 4.03m (14'4" x 14'2") window to front with radiator beneath. TV/Satellite points. Wood laminate floor, radiator.

KITCHEN



4.17m x 2.70m (13'8" x 8'10") window to rear. Fitted with a light wooden suite of base and wall units, worktop with stainless steel sink and drainer. Electric cooker point with chimney style extractor hood above. Plumbed for washing machine and recess for tumble dryer. Tiled effect laminate floor, radiator. Door to rear garden.

BATHROOM

Frosted glazed window to rear with louvre blind. Fitted with a white 3-piece suite of wc, pedestal whb, bath with Aqua panelling, shower and shower screen above. Ceramic tiled floor, radiator.



UPSTAIRS LANDING

Window to front with louvre blinds. Full length shelved cupboard, smoke alarm. Loft hatch.

BEDROOM 1

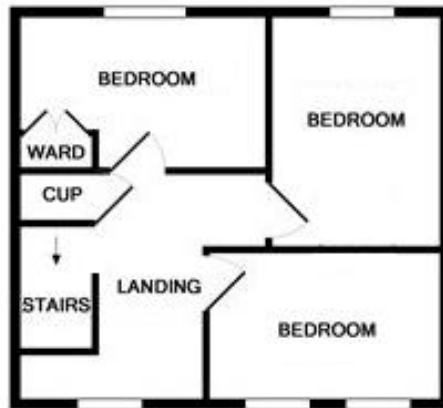
4.13m x 3.13m (13'7" x 10'3") 2 windows to front. Built-in sliding doored wardrobe. Overhead cupboard housing the electric breaker switches. Radiator.

BEDROOM 2	3.49m x 2.93m (11'5" x 9'7") window to rear. Double doored built-in wardrobe. TV point, radiator.
BEDROOM 3	3.92m x 3.07m (12'10" x 10'1") window to rear. Low level cupboard housing the hot water tank. TV aerial cable, radiator.
ATTIC/GAMES ROOM	Accessed via a Ramsey ladder. Velux window to rear. Built-in cupboards. Smoke alarm.
OUTSIDE	There is a vehicular opening leading to tarmac driveway to front with a shaped area in flower/shrub planting. The rear garden is fully enclosed with a broad area in decorative slabs, area in lawn with slabbed path leading to SHED and area in tree/shrub planting. Wooden fence surrounds the oil central heating tank.
HOME REPORT	Available to interested parties on request (fee may apply).
POST CODE	AB43 7JP
COUNCIL TAX BAND	Band A
ASKING PRICE	Offers over £85,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	Immediate entry can be given, otherwise 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 BE USED AS SUCH BY ANY
PROSPECTIVE PURCHASER