

BROWN & McRAE

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

LAWYERS
ESTATE AGENTS
NOTARIES PUBLIC

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

9 FERGUSON STREET FETTERANGUS



REGION OF £120,000

This delightful 2 bedroomed cottage has been modernised and maintained by the present owners to a very high standard and is definitely one for any serious house hunter to view. The property benefits from hardwood double glazing and oil central heating fired by a combi boiler to individual radiators throughout and enters through the front door to the hall with door off to the living room and door to bedroom 1. The kitchen has been fitted with a modern light wooden suite of base and wall units and the bathroom has also been fitted with a white 3-piece suite which includes a whirlpool bath with shower and shower screen above. There is a further bedroom and a hall to the side leading out to the tarmac driveway which also leads to a large area to the rear of the house in pink granite chippings. There is a large garage with vehicular access off lane to side also included.

HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, SIDE HALL. OUTSIDE: DRIVEWAY, REAR COURTYARD, GARAGE

HALL

Entering through part glazed hardwood front door. Radiator, overhead cupboard housing the (key) meter and breaker switches. Smoke alarm.

LIVING ROOM



4.17m x 3.67m (13'8" x 12') window to front with louvre blinds and radiator beneath. Open shelved recess, TV point, second radiator. Ceiling light and 2 wall lights (to be removed and replaced). Door to inner area which leads through on open plan to:

KITCHEN



3.60m x 3.15m (11'9" x 10'4") window to rear with louvre blinds. Fitted with a modern wooden suite of base and wall units, worktops with tiled splash backs and stainless steel sink and drainer – plumbed for washing machine. Electric cooker point with extractor hood above and under counter recess for fridge. Radiator, TV point, wood laminate floor.

BEDROOM 1

3.47m x 2.76m (11'2" x 9') window to front with louvre blinds and radiator beneath. Along the length of one wall is a built-in wardrobe with sliding mirrored doors. TV and phone points.



BEDROOM 2

L-shaped and measuring at its widest 3.17m x 3.01m (10'4" x 9'10"). Window to rear with radiator beneath. TV and phone points.

SIDE HALL

Wood laminate floor, radiator, smoke alarm. Door to driveway and door to:

BATHROOM



2.12m x 1.96m (6'11" x 6'5") frosted glazed window to rear with roller blind. Fitted with a white 3-piece suite of wc, pedestal whb and whirlpool bath with shower, shower screen and Aqua panelling above. Tiled effect laminate floor, radiator, Xpelair.

OUTSIDE

Vehicular opening to side of house leads to tarmac driveway which leads to rear courtyard in pink granite stone chippings. Whirlygig, outside lights. Oil central heating tank.

GARAGE

Pedestrian door leads to a large granite built garage with sliding vehicular door accessed off lane to side. Ceiling striplights, power points and oil central heating combi boiler. There is a chest freezer that will remain in the garage.

GENERAL

The property is for sale to include blinds and floor coverings. The central light and 2 wall lights in the living room will be removed and replaced. The electric cooker can be made available by separate negotiation.

Home Report available (fee may apply).

POST CODE

AB42 4HD

COUNCIL TAX BAND

Currently band B

ASKING PRICE

Region of £120,000

VIEWING

By arrangement with Miss Watson Tel: 07900470522 or with the Selling Agents.

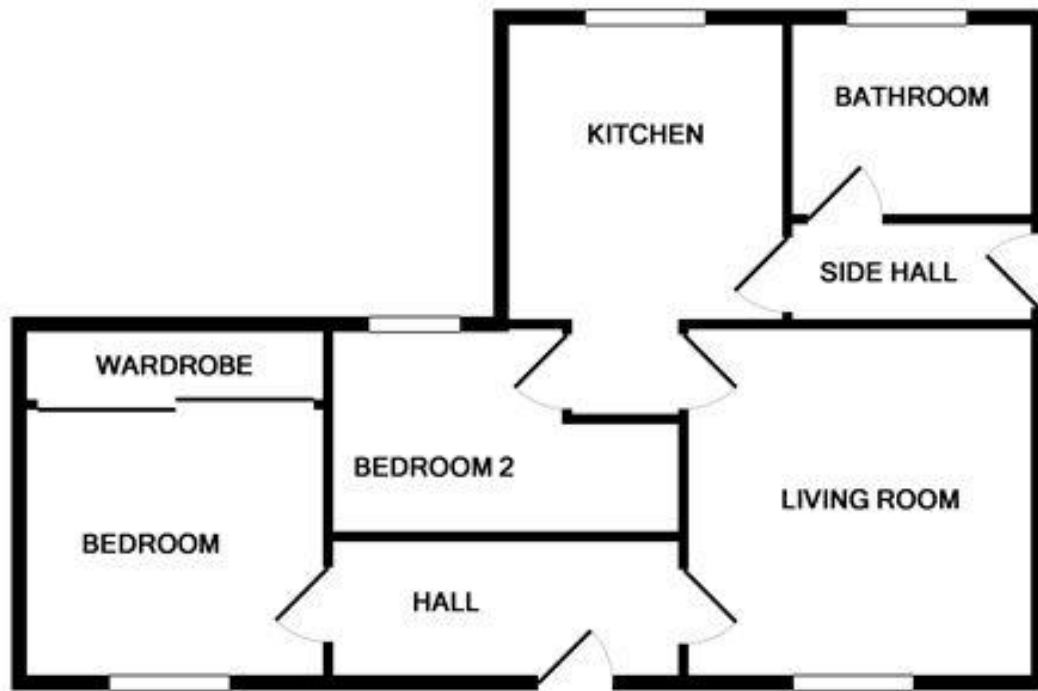
ENTRY

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.



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