

BROWN & McRAE

www.brown-mcrae.co.uk

property@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

33A MAIN STREET CAIRNBULG



REGION OF £90,000

This former fisherman's cottage is situated in the very popular coastal village of Cairnbulg. Located just off Main Street the property has two separate entrances from the front - one leading into the porch and one leading straight into the kitchen. The property also has a living room, bathroom and 2 bedrooms with gas central heating and 'mahogany' double glazing throughout. There is a loft hatch within the kitchen that gives access via a Ramsey ladder to a fully lined and floored attic room. Outside there is a area in grass to the side and a small area to the front with path to leading to a lane leading to Shore Street where there is also an area of ground currently used as a drying green belonging to the property that could be used for off-road parking should it be required (may be suitable subject to necessary planning consents for the erection of a garage). Viewing is highly recommended for this property which would suit both younger and older buyers alike!

PORCH, HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, INNER AREA, BATHROOM, ATTIC ROOM.
OUTSIDE: FRONT & SIDE GARDENS, SHED, DRYING GREEN ON SHORE STREET

PORCH

Entering through hardwood front door. Windows on 3 sides with frosted glazed door to:

HALL

Overhead cupboard housing the electric meter. Phone point, smoke alarm, radiator.

LIVING ROOM



3.69m x 2.36m (12'1" x 7'9") window to front with louvre blind. TV aerial cable, radiator.

KITCHEN

3.07m x 2.48m (10'1" x 8'2") window to side with louvre blinds. Base level units with stainless steel sink and drainer. Loft hatch accessed via Ramsey ladder to floored attic with a Velux window, gas central heating boiler, power and light. Glazed door to:



INNER AREA
BATHROOM

2 cupboards. Door to:



1.91m x 1.88m (6'3 x 6'2") tiled around to half height and fitted with a 3-piece suite of wc, pedestal whb and bath. Frosted glazed window, radiator.

BEDROOM

4.90m x 3.66m (16'1" x 12') windows to front and rear with louvre blinds. Arched recess with double doored cupboard beneath. Further cupboard, radiator.



BEDROOM



3.57m x 2.13m (11'8" x 7') window to rear with louvre blinds. Double sliding doored built-in wardrobe. Loft hatch, radiator.

OUTSIDE

There is a small area of grass to the front which continues around to the side with drying poles. Slabbed patio to side with block built SHED. Path continues along the front and up side of house to lane giving access to area of ground on Shore Street which also belongs to the property and in recent years used as a drying green but could be used for off-road parking should it be required. The ground may be suitable for the erection of a garage (subject to necessary planning consent).

HOME REPORT

Available to interested parties on request (fee may apply).

POST CODE

AB43 8YJ

COUNCIL TAX BAND

Band A

ASKING PRICE

Region of £90,000

VIEWING

By arrangement with the Selling Agents.

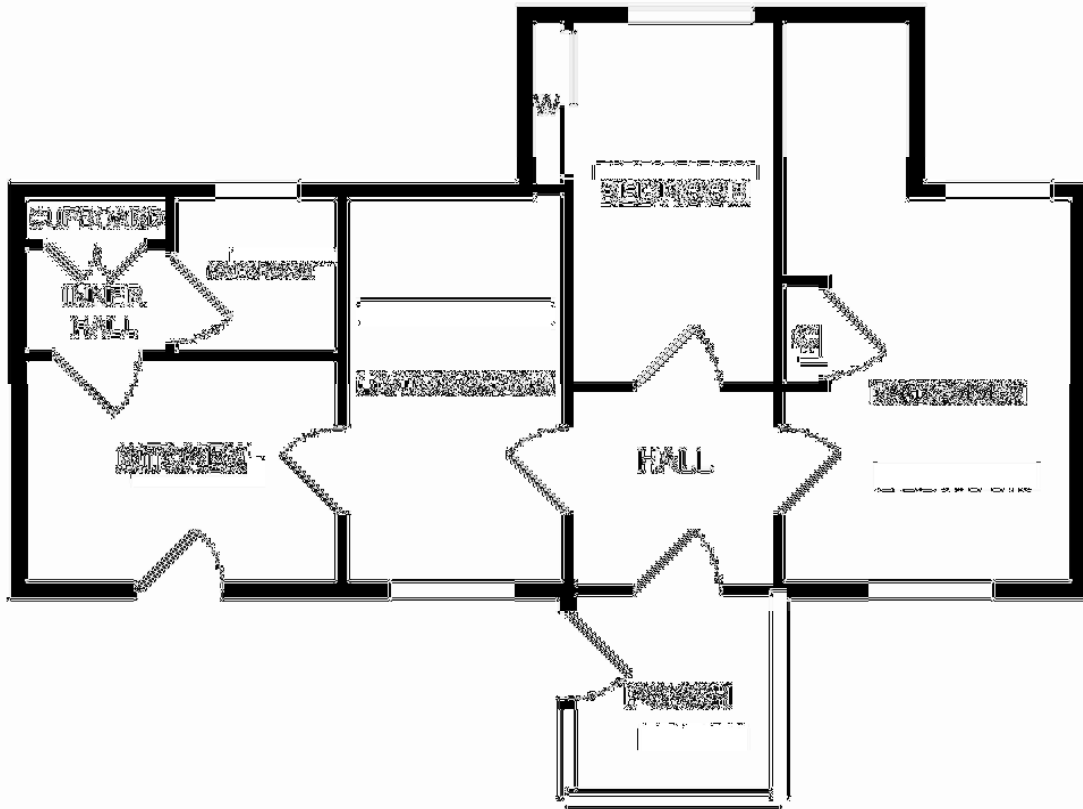
ENTRY

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 A GUIDE
 AND PROSPECTIVE
 PURCHASER