

BROWN & McRAE

LAWYERS
ESTATE AGENTS
NOTARIES PUBLIC

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

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

ROSEDALE MUIR ROAD, MEMSIE



OFFERS OVER £230,000

£15,000 UNDER HOME REPORT VALUATION!

Viewing is very highly recommended to fully appreciate the scale of accommodation on offer within this detached bungalow with splendid country outlooks. Situated on a ¼ of an acre site within a very much sought after area, this property has been well maintained both inside and out and offers generous living accommodation all on one floor. Off the main hall there is a bright and airy lounge with a marble fireplace, TV/Satellite and phone points. The spacious dining room has a door leading to the generous sized dining kitchen which has double sliding patio doors looking over the rear garden and a well equipped working area with integrated dishwasher, fridge and freezer, as well as a breakfast bar. Located off the kitchen the utility room has been plumbed for a washing machine and has a stainless steel sink and drainer. The bathroom has been fitted with a 4-piece suite which includes a separate shower cubicle. There are 4 bedrooms – one with an en-suite shower room. To the rear of the property and accessed from tarmac driveway there is a double garage. Overall this property offers any purchaser with a beautiful, ready to move into 4 bedroomed family home that benefits from double glazing and oil fired central heating.

EV, HALL, LOUNGE, DINING ROOM, DINING KITCHEN, UTILITY, BATHROOM, 4 BEDROOMS – ONE WITH EN-SUITE. OUTSIDE: FRONT AND REAR GARDENS, DOUBLE GARAGE, DRIVEWAY

ENTRANCE VESTIBULE

Matwell, ceiling coving. Through glazed door with matching side-light to:

HALL

Full length cupboard housing the hot water tank and further full length shelved cupboard. Loft hatch, 2 smoke alarms, 2 radiators.

LOUNGE



5.59m x 4.09m (18'4" x 13'5") window to front with louvre blinds and radiator beneath. Marble fireplace with decorative wooden mantle. TV/Satellite and phone points, 2 wall lights, ceiling light.

DINING ROOM

4.90m x 2.96m (16'1" x 9'8") window to front with louvre blinds. Ceiling coving, phone point, radiator. Door to kitchen.



DINING KITCHEN



6.59m x 4.16m (21'8" x 13'8") fitted with a suite of base and wall units, worktops with matching breakfast table; Asterite sink and drainer with mixer tap. Built-in ceramic hob with extractor hood above and separate double oven and grill. Integrated dishwasher, fridge and freezer. Window to rear. Karndean tiled floor continues from the working area to the spacious dining area which has wood cladding to half height and double sliding patio doors to rear garden. Radiator. Door to:

UTILITY

2.96m x 1.63m (9'9" x 5'3") window to front with louvre blinds. Base and wall units with stainless steel sink and drainer – plumbed for washing machine. Wall mounted oil central heating boiler. Part frosted glazed door to side.

MASTER BEDROOM

4.05m x 3.04m (13'3" x 9'11") window to side with louvre blinds. Along one wall are 3-sliding mirrored doors providing wardrobe storage. Radiator. Door to:



EN-SUITE

Frosted glazed window to rear with louvre blinds. Tiled around to half height and fitted with a pale pink suite of wc, pedestal whb and fully tiled shower cubicle. Xpelair, shaver-socket, radiator.

BEDROOM 2

3.01m x 2.98m (9'10" x 9'9") window to side with louvre blinds. Built-in wardrobe, TV/Satellite point, radiator.

BEDROOM 3

3.41m x 3.0m (11'2" x 9'10") window to side with louvre blinds. Built-in wardrobe, radiator.

BEDROOM 4

3.80m x 3.0m (12'5" x 9'10") window to side with louvre blinds. TV/Satellite points, radiator.

BATHROOM

3.03m x 2.32m (9'11" x 7'7") tiled around to half height and fitted with a 4-piece suite of wc, pedestal whb with glass shelf, mirror and shaver-socket above; bath with shower-head extension tap and separate shower cubicle. Frosted glazed window with louvre blinds, radiator.



OUTSIDE



The front garden is bounded by low level wall and laid out in lawn with flower/shrub borders. Vehicular opening leads to the tarmac driveway offering off-road parking for several cars which leads through wrought iron gate to the DOUBLE GARAGE. To the rear of the house is an area in stone chippings bounded by wooden fence with gate leading to the good sized rear garden again in lawn with further area in

stone chippings. Wooden shed, greenhouse and vegetable plot. Render finished wall conceals the oil central heating tank. Cold water tap and outside lighting.

DOUBLE GARAGE

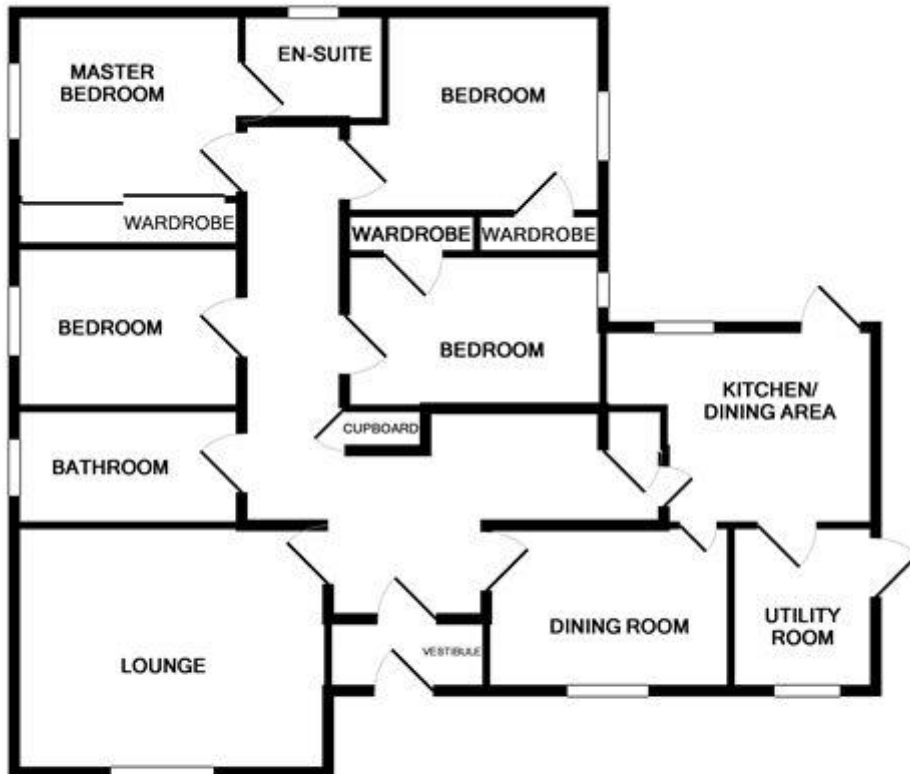
With up and over door, ample power and light, pedestrian door and window.

"Since the property is now vacant, the plumbing and central heating systems have been drained down which is an insurance requirement. The systems are believed to be in working order, but the position cannot be warranted following the drain down. The buyers will be responsible for the reinstatement of the water supply following completion".

Home Report available (fee may apply)

POST CODE AB43 7AQ
COUNCIL TAX BAND Currently band E
ASKING PRICE Offers over £230,000
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 BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER