

**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

10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS  
Tel: 01888 568950  
Fax: 01888 563031

## 15 ADEN CIRCLE MINTLAW



### OFFERS OVER £110,000

**15 Aden Circle** is an easily maintained, semi-detached bungalow, situated within a quiet residential area of the town. The property is set within a wide circle of similarly styled, privately owned dwellinghouses.

Internally the property comprises a spacious sitting room, with a large picture window to front. A fitted kitchen, with exterior access out to the rear. There are two bedrooms and a modern bathroom, fitted with a 3-piece white suite.

The property has gardens to both front and rear, set out mainly in grass. The rear garden is of a good size and is fully enclosed. There is an extensive stone chipped driveway, leading up to the block built garage.

The property is fully double glazed to include UPVC exterior doors and has electric heating.

Accommodation in detail:-

E.V. Entering via a UPVC front door. Fitted matwell. Built in storage cupboard. Interior door leading through to:

**SITTING ROOM** 5.13m x 3.23m (16'10" x 10'5"). Attractively presented room with picture window to front. TV point. 4-way light fitting and panel heater. Door through to;



**KITCHEN** 3.26m x 3.04m (10'8" x 9'11"). Fitted with base and wallmounted units. Tiled splashbacks over worksurface areas. Space for electric slot-in cooker. Plumbed for automatic washing machine. Tiled floor. Built-in storage cupboard housing the hot water tank. Electric panel heater. UPVC glazed exterior door to rear.



Door from sitting room leads into

**INNER HALLWAY:** Panel heater. Smoke detector. Hatch to roof space.

**BEDROOM 1** 3.23m 2.77m (10'7" x 9'). Built in large storage cupboard. TV point. Panel heater. Pendant light fitting. Window to rear.



**BEDROOM 2** 2.74m x 2.58m (8'11" x 8'5"). Built in mirrored wardrobe. 3-way light fitting. Panel heater. Window to rear.

**BATHROOM** 2.45m x 1.67m (8' x 5'5"). Fitted with a traditional white 3 piece suite, comprising bath with Aqua panelled splash backs above. Pedestal whb, wc. Stainless steel heated towel ladder.

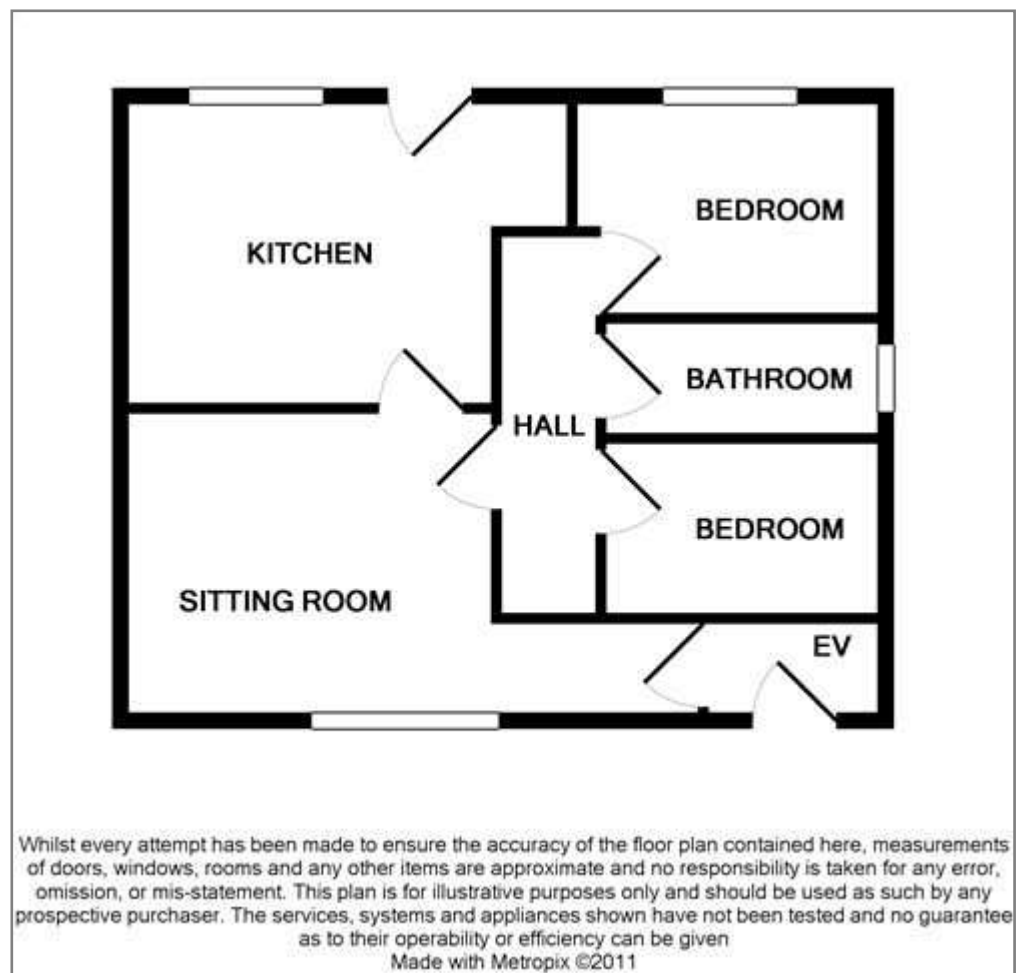


**GARAGE:** Traditional built garage, with stone chipped driveway providing off-street parking.

**GARDEN** There are garden areas to both front and rear, set mainly in lawn. The rear garden is fully enclosed.

**GENERAL** For the avoidance of doubt, the curtain poles will not be included in the sale.

**FLOOR LAYOUT**



**HOME REPORT** Available to interested parties on request (a fee may apply).

**POST CODE** AB42 5GR

COUNCIL TAX	C
VIEWING	By appointment through the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae, Solicitors, Fraserburgh (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.**