

BROWN & McRAE

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LAWYERS

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23 PITBLAE GARDENS FRASERBURGH



OFFERS AROUND £215,000

Built just over 3 years ago and in immaculate condition both inside and out, this detached 3 bedroomed bungalow standing on a good sized plot within a sought after development of prime residential properties. This ready to move into property has full triple glazing and gas central heating to individual radiators throughout. There is a driveway to front which leads to the garage and sweeps along the front boundary of the house providing off-road parking for several vehicles. The property enters through the main door to an entrance vestibule with door to hall and door off to the lounge which is on open plan with the dining room. The kitchen is fitted with a good range of base and wall units with illuminated pelmet above the window and built-in 4-burner glass effect gas hob, double oven and grill, stainless steel chimney style extractor hood above. There are 3 bedrooms – one with an en-suite shower room, a bathroom fitted with a 3-piece white suite and a utility room with plumbing for washing machine and recess for tumble dryer. The full enclosed and child friendly rear garden is partly lawned with large decorative feature slabbed patio areas and established planting.

EV, HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM, 3 BEDROOMS – ONE WITH EN-SUITE. OUTSIDE: FRONT AND REAR GARDENS, GARAGE, DRIVEWAY

ENTRANCE VESTIBULE

Matwell, ceiling coving. Glazed door to:

HALL

Cupboard housing the hot water cylinder and electric meter. Wood laminate floor, smoke alarm, phone point, radiator. Loft hatch accessed via Ramsey ladder to partly floored loft with power and light.

LOUNGE



4.12m x 4.08m (13'6" x 13'5") window to front with radiator beneath. Marble fireplace with coal effect gas fire and wooden mantle. TV/Satellite points, ceiling coving. Through on open plan to:

DINING ROOM

3m x 2.80m (9'10" x 9'2") double French doors leading to garden. Ceiling coving, radiator. Door to:



KITCHEN



3.39m x 3.03m (11'1" x 10') fitted with a modern suite of base and wall units, worktops. Breakfast table with radiator beneath. Window to rear with roller blind overhead illuminated display plinth above. Built-in 4-burner glass effect hob, double oven and grill with stainless steel extractor hood above. Recess for fridge freezer, TV point.

UTILITY ROOM

3.13m x 1.68m (10'2" x 5'6") part glazed door to garden and window to rear with roller blind. Base level unit with stainless steel sink and drainer and worktops – plumbed for washing machine and recess for tumble dryer. Wall mounted gas central heating boiler, matwell, Xpelair, radiator. Full length cupboard.

MASTER BEDROOM

3.07m x 3.05m (10'1" x 10') window to front with radiator beneath. Built-in double mirrored doored wardrobe. Phone point. Door to:



EN-SUITE

Frosted glazed window to front with roller blind. Fitted with a white 3-piece suite of wc, whb in vanity units with tiled splash back, mirror and shaver-socket above. Large shower cubicle with Aqua panelling. Radiator.

BEDROOM 2



3.25m x 2.98m (10'8" x 9'9") window to rear with radiator beneath. Built-in double doored wardrobe.

BEDROOM 3

2.88m x 2.39m (9'5" x 7'10") window to rear with radiator beneath. Built-in double doored wardrobe.

BATHROOM

2.97m x 1.71 (9'8" x 5'7") frosted glazed window to rear with roller blind. Fitted with a white 3-piece suite of wc, whb in vanity unit with tiled splash back, mirror and shaver-socket above, tiled around bath. Xpelair, radiator.



OUTSIDE



The property is accessed via vehicular opening to driveway in part gravel/part slabs which leads to the garage and also sweeps along the front boundary of the house. Area to front in flower/shrub planting. Wooden gate leads to the enclosed rear garden which is part lawned with decorative slabbed patio areas and screened by established shrubs.

Home Report available (fee may apply)

POST CODE AB43 7BH

COUNCIL TAX BAND Band D

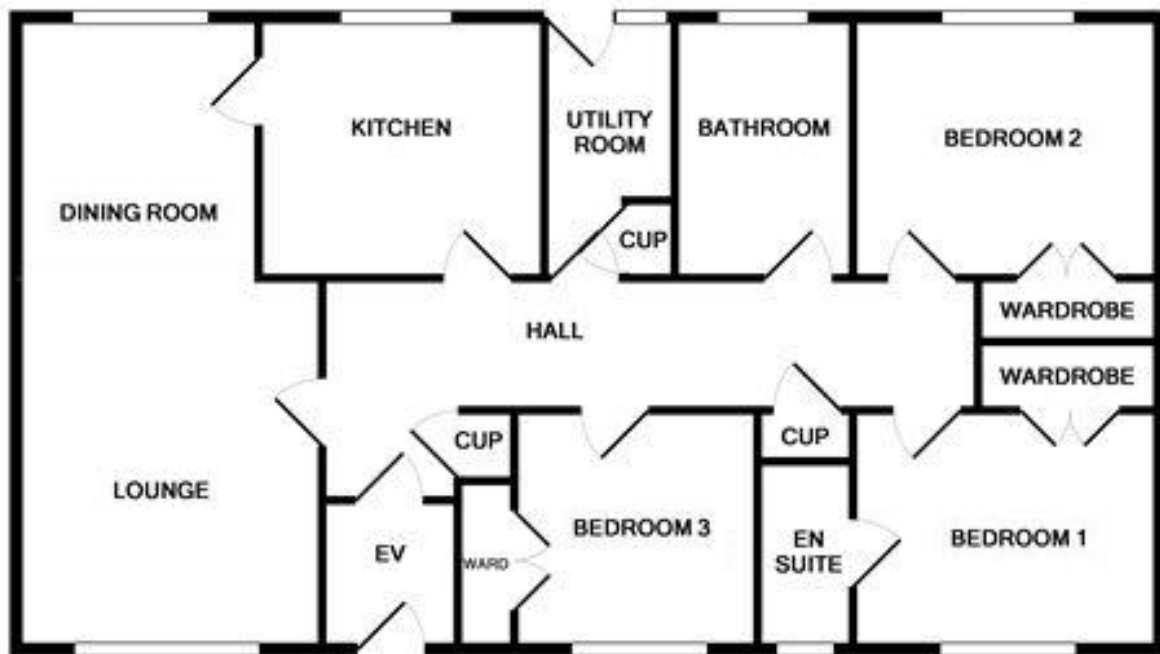
ASKING PRICE Offers around £215,000

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 BYUSED AS SUCH BY ANY
PROSPECTIVE PURCHASER