

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

[www.brown-mcrae.co.uk](http://www.brown-mcrae.co.uk)  
[fraserburgh@brown-mcrae.co.uk](mailto: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

## 6 CHARLESTON ST COMBS



**OFFERS OVER £159,000**

COUNTRY OUTLOOKS, SEA VIEWS, SANDY BEACH, GOLF COURSE, BEAUTIFUL PICTURESQUE FISHING VILLAGE....this is just a small taste of what is on offer at **6 Charleston**. This detached 1½ storey property definitely has the wow factor within, with wooden beams to most ceilings, spacious well laid out interior which includes 3 public rooms, 3 bedrooms, bathroom to the ground floor and a shower room to the first floor. The property also has an integral double garage and well maintained garden with an area in stone chippings for off-roar parking. Located just yards from the very popular and picturesque sandy beach and golf course. With uninterrupted views of the countryside from one side of this detached property and sea views from the bright and airy lounge located on the first floor, this property is an opportunity for any serious house hunter not to miss! With gas central heating and newly installed brand new UPVC windows throughout what are you waiting for?

PORCH, HALL, FAMILY/DINING ROOM, KITCHEN, SITTING ROOM, UTILITY ROOM, INNER HALL, BATHROOM, BEDROOM, INTEGRAL DOUBLE GARAGE. UPSTAIRS: LANDING, 2 BEDROOMS, SHOWER ROOM, LOUNGE. OUTSIDE: FRONT & SIDE GARDENS, DRIVEWAY

PORCH

Windows either side. Decorative ceiling coving. Through leaded lattice effect full length glazed door to:

HALL

Stairs to upper floor with decorative wooden balustrades. On open plan with

FAMILY/DINING ROOM



This very cosy room measures 4.98m x 4.48m (16'4" x 14'8"). Windows to front and rear. Feature red brick fireplace with tiled hearth and solid fuel burning stove. Wooden beams to ceiling, 2 radiators. Door to:

DINING KITCHEN

4.61m x 3.23m (15'1" x 10'7") fitted with a dark wooden suite of base and wall units, tiled worktops with matching splash backs; Asterite sink and drainer with mixer tap. Corner recess for electric cooker with extractor hood above. Hexagonal shaped breakfast table with overhead illuminated pelmet. Ample space for fridge freezer, loft hatch, radiator. Wooden beams to ceiling. Window Door to Utility and door to:



SITTING ROOM



4.30m x 3.78m (14'1" x 12'5") this bright and airy room has windows on 3 sides. Arched recess with glass display shelving and low level cupboard beneath. Phone point, 4 wall lights, radiator.

UTILITY ROOM



Windows on 3 sides. Base level unit with stainless sink and drainer, worktop – plumbed for dishwasher with recess for tumble dryer. Polycarbonate ceiling. Part glazed door to side garden.

INNER HALL

Window to front with radiator beneath. Double sliding doored built-in cupboard. Ceiling coving, smoke alarm.

BATHROOM

3.34m x 2.01m (10'11" x 6'7") frosted glazed window to rear. Fitted with a 3-piece coloured suite of wc and whb which are tiled around. Tiled around bath with shower head extension tap and shower screen. Double doored cupboard, downstairs storage cupboard, toilet accessories, radiator.

BEDROOM 1	3.33m x 3.05m (10'11" x 10') window to rear with radiator beneath. Double doored built-in wardrobe.  Door off hall to:	
INTEGRAL DOUBLE GARAGE	Electrically operated up and over door. Pedestrian door and window. Ample power and light, gas central heating boiler.	
UPSTAIRS		
LANDING	Velux window. Cupboard housing the hot water tank and shelving. Wooden beams to ceiling.	
SHOWER ROOM	1.77m x 1.68m (5'9" x 5'6") frosted glazed window to rear with cupboard beneath. 3-piece suite of wc, pedestal whb, fully tiled shower cubicle. Wood clad ceiling, shaver socket, radiator.	
BEDROOM 2	4.44m x 2.89m (14'6" x 9'6") dormer window to front. Along the length of one wall is a built-in suite of mirrored doored wardrobes with matching chests of drawers either side. TV aerial cable, phone point, radiator. Wooden beams to ceiling.	
BEDROOM 3	4.71m x 4.46m (15'6" x 14'8") dormer window to front with radiator beneath. Wood beams to ceiling, loft hatch. TV and phone points. Door through to:	
LOUNGE/BEDROOM 4	6.78m x 5.23m (22'3" x 17'2") 2 windows to front and large window to side with superb views of the Sea. Built-in low level storage cupboards along one wall with matching full length storage cupboard. 2 TV points, phone point, wooden beams to ceiling.	
OUTSIDE	The property is accessed via vehicular opening to driveway in stone chippings. Well maintained lawn with rockery and drying poles. Path continues around house to an area in concrete to the side. Outside carriage light, outside cold water tap.	
GENERAL	The property is for sale to include all carpets, floor coverings, light fittings, as well as the white kitchen goods including the washing machine, fridge freezer, tumble dryer, cooker and dishwasher. There is a chest freezer in the garage which may be included in the sale if required.	
GENERAL 2	The current proprietors run a small business from the premises which they would consider selling should this be of interest to any potential purchaser.	
POST CODE	AB43 8YT	
COUNCIL TAX BAND	D	

ASKING PRICE	Offers over £159,000 are fully expected.
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.**



*ST COMBS BEACH*