

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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32 NOBLE STREET FRASERBURGH



OFFERS OVER £89,000

Viewing a must to fully appreciate this affordable and ready to move into 2 bedroomed home that has been maintained to a high standard throughout. The property benefits from double glazing and gas central heating fired by a combi boiler to individual radiators throughout and enters through the main front door off Noble Street. The bright and airy living room has a window looking onto George Street and a door leading to the spacious dining kitchen. Upstairs there are 2 bedrooms, a bathroom and a floored attic accessed via a Ramsey ladder. Outside there is a shared courtyard with a block built shed belonging to the property. This property is located close to the Broadsea Shore and within minutes walk of the town centre and local shops including a Supermarket.

HALL, LIVING ROOM, DINING KITCHEN, REAR VESTIBULE. UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM. OUTSIDE: SHARED COURTYARD, SHED

HALL

Entering through hardwood door. Stairs to upper floor with low voltage halogen lights along top of skirting going up staircase. Smoke alarm, radiator.

LIVING ROOM



4.53m x 3.84m (14'10" x 12'7") window with louvre blinds radiator beneath. TV aerial cable and phone point. Low level cupboard housing the electric and gas meters.

DINING KITCHEN



5.21m x 2.76m (17'1" x 9') fitted with a suite of base and wall units, worktops, 1½ bowl stainless steel sink and drainer. Plumbed for washing machine, gas cooker point, space for fridge freezer and tumble dryer. Window with louvre blinds, walk-in storage cupboard. Low voltage ceiling lights, part carpeted/part wood laminate floor. Glazed door to:

REAR VESTIBULE

Storage cupboard with its own light. Door to path.

UPSTAIRS

LANDING

Window to side. Loft hatch accessed via Ramsey ladder to floored loft storage area housing the gas combi boiler.

BEDROOM 1

3.89m x 3.23m (12'9" x 10'6") window with louvre blinds and radiator beneath. Phone point.

BEDROOM 2

3.29m x 2.73m (10'9" x 8'11") window with louvre blinds. Phone point, radiator.



BATHROOM



1.96m x 1.86m (6'5" x 6'1") frosted glazed window. Fitted with a white suite of wc, pedestal whb and bath with Aqua panelling, shower and shower screen above. Karndean tiled effect flooring, heated towel rail.

OUTSIDE

Concrete path leads to shared courtyard with whirlygig and gate leading onto George Street. Block built SHED belonging to the property.

GENERAL

The fridge freezer, cooker, table and chairs in the kitchen, as well as the wardrobes and chest of drawers in bedroom 1 are available for sale by separate negotiation.

Home Report available (fee may apply).

POST CODE

AB43 9RU

COUNCIL TAX BAND

Currently band B

ASKING PRICE

Offers over £89,000

VIEWING

By arrangement with the Selling Agents.

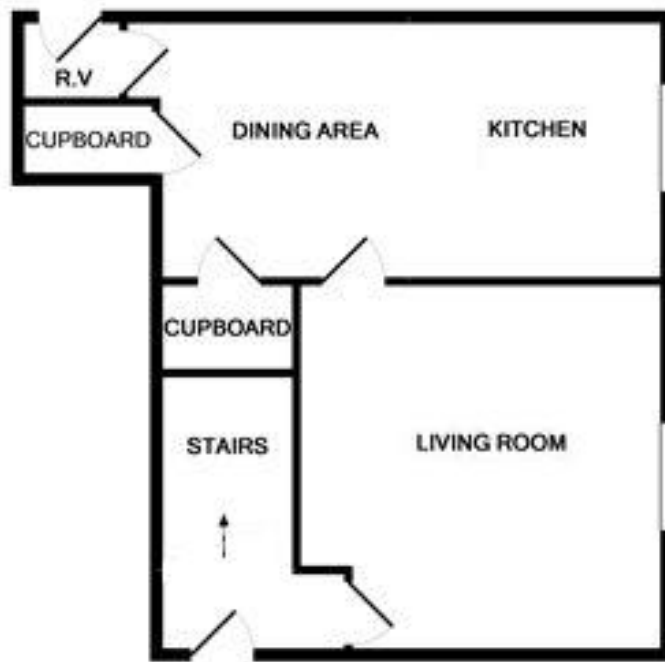
ENTRY

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.



GROUND FLOOR



1ST FLOOR

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
AND SHOULD BY USED AS SUCH BY ANY
PROSPECTIVE PURCHASER