

**BROWN & McRAE**

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## HOUSE TO REAR 47 LOW STREET NEW PITSLIGO



**OFFERS OVER £179,000**

Accessed off lane to side of 47 Low Street, New Pitsligo is this BRAND NEW and ready to move into 4 bedroomed family home. Finished to a high standard the property is ready for any purchaser to add their own touches such as floor coverings and light fittings. To the ground floor of the house there is a bright and airy lounge with a bay window to front. The kitchen is fitted with a cream gloss suite of base and wall units with integrated dishwasher, fridge, hob and oven. Off the kitchen a door leads to the utility room and a shower room. The master bedroom is also on the ground floor and has built-in wardrobes either side of a door leading to a generous sized en-suite. Upstairs there is 3 double bedrooms and a family bathroom which has been fitted with a white 4-piece suite. There is an area to the front of the house providing off-road parking, a slabbed patio area to the rear and a raised area that could be laid in lawn. The property also has UPVC woodgrain effect double glazing, oil fired central heating to individual radiators, pine panelled doors and moulded skirtings and facings throughout.

EV, HALL, LOUNGE, DINING KITCHEN, UTILITY, SHOWER ROOM, MASTER BEDROOM WITH EN-SUITE. UPSTAIRS: LANDING, 3 DOUBLE BEDROOMS, FAMILY BATHROOM. OUTSIDE: OFF-ROAD PARKING, GARDEN

**ENTRANCE VESTIBULE**

Entering through UPVC woodgrain effect door. Full length double sliding doored cloak cupboard housing the electric meter. Glazed door to:

**HALL**

Turning stairs to upper floor with decorative pine balustrades and storage cupboard beneath. Smoke alarm.

**LOUNGE**

6.06m x 4.23m (19'10" x 13'10") into bay window to front. TV and phone points, 2 radiators. Door through to:

**DINING KITCHEN**



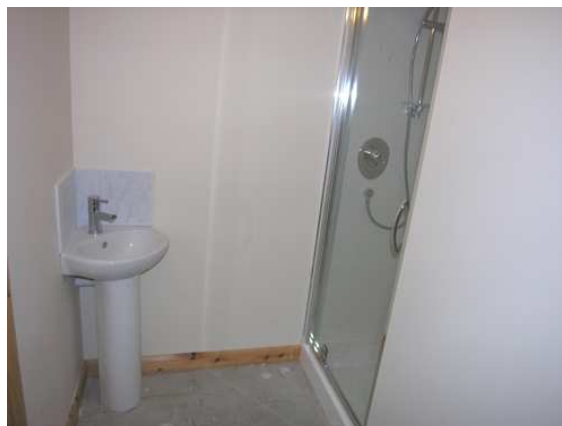
4.58m x 3.30m (15' x 10'10") window to rear. Fitted with a cream gloss 'Space' suite of base and wall units with wood effect worktops, 1½ bowl stainless steel sink and drainer. Built-in ceramic hob with electric oven beneath and extractor hood above. Integrated dishwasher and fridge. Door to:

**UTILITY ROOM**

2.64m x 1.64m (8'8" x 5'4") window to rear and part glazed door to garden. Base level unit with wood effect worktop, stainless steel sink and drainer. Plumbing for washing machine and recess for tumble dryer. Oil central heating boiler, radiator. Door to:



**SHOWER ROOM**



2.43m x 1.23 (7'11" x 4') fitted with a 3-piece suite of wc, pedestal whb and shower cubicle with Aqua panelling. Xpelair, radiator.

From the main hall door to:

**MASTER BEDROOM**

4.52m x 3.20m (14'10" x 10'6") window to front. TV and phone points, radiator. Single doored wardrobes either side of door leading to:

## EN-SUITE



3.16m x 2.68m (10'4" x 8'10") frosted glazed window to rear. Fitted with a white 3-piece suite of wc, pedestal whb, Quadrant shower cubicle with Aqua panelling. Radiator.

## UPSTAIRS

### LANDING

Loft hatch, smoke alarm, radiator.

### BEDROOM 2



4.62m x 3.19m (15'2" x 10'5") window to front. 2 sets of double mirrored doored built-in wardrobes. TV and phone points, radiator.

### BEDROOM 3

4.60m x 3.04m (15'1" x 10') window to front. 2 sets of double mirrored doored built-in wardrobes with one side housing the hot water tank. TV and phone points, radiator.



#### BEDROOM 4



4.60m x 3.69m (15'1" x 12'1") window to rear and Velux window to side. Built-in wardrobe, TV and phone points, radiator.

#### BATHROOM



3.16m x 1.94m (10'4" x 6'4") Velux window to front. Fitted with a 4-piece suite of wc, pedestal whb, bath and separate shower cubicle with Aqua panelling. Radiator.

#### OUTSIDE

The property is accessed up shared lane off Low Street. Area to front provides off-road parking. Slabbed path to rear slabbed patio area with low level wall and steps to area with oil central heating tank.

#### ASKING PRICE

Offers over £179,000

#### VIEWING

By arrangement with the Selling Agents.

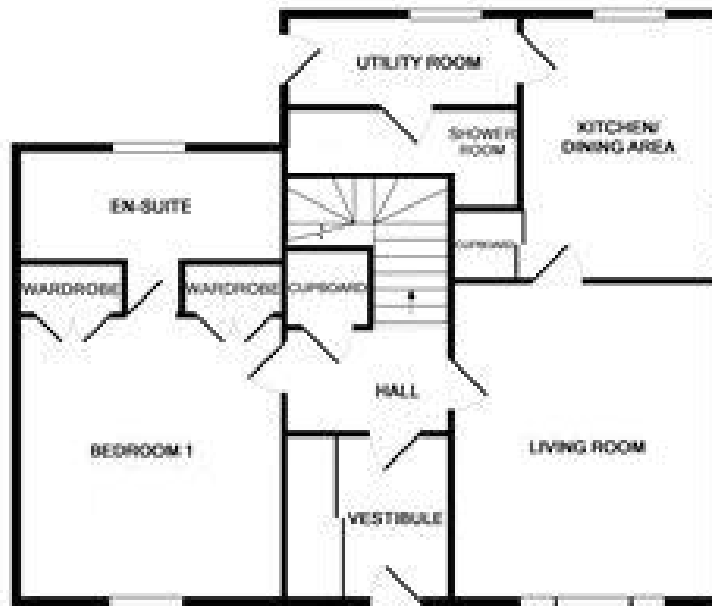
#### ENTRY

Immediate entry can be given, otherwise by arrangement.

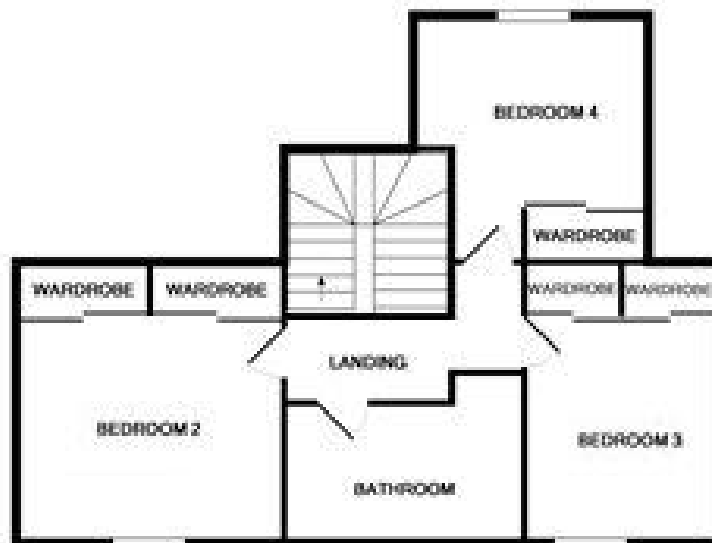
#### OFFERS TO

Messrs. Brown & McRae (Ref: 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.**



GROUND FLOOR



1ST FLOOR

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