

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

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## 27 NORTH STREET STRICHEN



**£400 PCM**

Immaculately maintained FULLY FURNISHED mid terraced property now available for lease within the popular village of Strichen, which is only a few minutes drive from both Fraserburgh and Peterhead's town centres. The property has UPVC woodgrain effect double glazing and electric storage heaters throughout. To the ground floor there is a living room with cast iron fireplace with wooden mantle and marble hearth. The kitchen is fitted with modern base and wall units, electric cooker, washing machine, microwave oven and fridge. Off the kitchen is a generous sized conservatory which leads out to the rear garden. Upstairs there is adequate cupboard storage within the double bedroom. The bathroom has a 3-piece suite with a shower over the bath.

HALL, LIVING ROOM, KITCHEN, CONSERVATORY. UPSTAIRS: LANDING, DOUBLE BEDROOM, BATHROOM. OUTSIDE: REAR GARDEN, SHED

**HALL** Entering through UPVC woodgrain effect front door. Stairs to upper floor with storage cupboard beneath. Overhead cupboard housing the electric (key) meter and breaker switches. Electric storage heater. Glazed door to:

**LIVING ROOM**



4.19m x 3.75m (13'8" x 12'4") window to front with louvre blinds. Cast iron fireplace with tiled insets and wooden mantle. Shelved recess. TV point, ceiling rose, ceiling coving. Electric storage heater.

**KITCHEN**

2.56m x 2.18m (8'7" x 7'2") window to rear with louvre blinds. Fitted with a suite of base and wall units, worktops, sink and drainer with mixer tap, tiled splash backs. Electric cooker, washing machine, fridge, microwave oven. Xpelair, ceiling coving, electric panel heater. Part glazed door to:



**CONSERVATORY**

4.46m x 3.92m (14'7" x 12'10") windows and double French doors with louvre blinds. TV point.

**UPSTAIRS  
LANDING**

Velux window. Full length cupboard.

**BEDROOM**



4.49m x 3.82m (14'8" x 12'6") window to front with louvre blinds. Cupboard housing the hot water tank, walk-in wardrobe with hanging rail and shelf. Phone point.

**BATHROOM**

Frosted glazed window to rear with louvre blinds. Wc, whb both tiled around. Tiled around bath with shower and shower screen. Electric heater, mirrored wall cabinet.

**OUTSIDE**

The rear garden is divided by slabbed path into areas in grass with flower/shrub borders. Wooden SHED, GREENHOUSE and drying poles. Outside cold water tap.

**POST CODE**

AB43 6SX

COUNCIL TAX BAND A

**RENT**

£400 per calendar month, payable monthly in advance.

**DEPOSIT**

£400

*Please note that you will be required to provide Messrs. Brown & McRae with 3 written references prior to any viewing appointments.*

**VIEWING**

By arrangement with the Letting Agents.

**ENTRY**

By arrangement.

**OFFERS TO**

Messrs. Brown & McRae (Ref: BS)

**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.