

BROWN & McRAE

LAWYERS
ESTATE AGENTS
NOTARIES PUBLIC

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ARDEQUHARN TYRIE



OFFERS OVER £89,500

Situated within the quiet hamlet of Tyrie just a few miles from Fraserburgh and well within commuting distance of Aberdeen, Peterhead and Banff, this 2 public/2 bed semi-detached property is most definitely well worth viewing. The present proprietors have completely renovated the property throughout in the last 4 years to include rewiring, plumbing, new plaster board to walls and much more. The property enters to a bright and airy room that is currently used as a separate dining room with windows to the front and side. The kitchen is fitted with a modern light wooden suite with a good range of base and wall units, integrated dishwasher, washing machine and fridge freezer. The generous sized living room has an open plan spiral staircase giving access to the upper floor. To the ground floor the shower room has a fitted 3-piece suite. To the upper floor there are 2 extensive double bedrooms and a landing with a double sliding doored built-in cupboard. The property benefits from double glazing and oil central heating to radiators throughout. Outside there is off-road parking and a low maintenance garden.

DINING ROOM, INNER HALL, LIVING ROOM, DINING KITCHEN, SHOWER ROOM. UPSTAIRS: LANDING, 2 DOUBLE BEDROOMS. OUTSIDE: LOW MAINTENANCE GARDEN

DINING ROOM



Entering through part frosted glazed front door. Windows front and side with louvre blinds. Wood laminate floor, matwell, radiator. Through open doorway to:

INNER HALL

Wood laminate floor, smoke alarm.

LIVING ROOM



7.39m x 4.09m (24'3" x 13'5") 2 windows to rear and one to side. TV/Satellite and phone points. Spiral staircase to upper floor. Open shelved recess with cupboard beneath, further recessed low level cupboard. 6 wall lights, 2 radiators.

DINING KITCHEN



3.22m x 3.09m (10'7" x 10'2") window with wooden Venetian blinds. Fitted with a modern light wooden suite of base and wall units, worktop which extends to provide breakfast bar. Integrated dishwasher, washing machine, fridge freezer. Stainless steel sink and drainer. Built-in ceramic hob with double oven beneath and stainless steel extractor hood above. TV point, CH/HW timer control, radiator.

SHOWER ROOM

2.18m x 1.70m (7'2" x 5'7") frosted glazed window. Fitted with a white 3-piece suite of wc, pedestal whb, shower cubicle with Aqua panelling. Heated towel rail.

UPSTAIRS

LANDING

Double sliding doored cupboard. Smoke alarm.

BEDROOM 1



5.94m x 3.94m (19'6" x 12'11")
2 Velux windows with black-out
roller blinds. Phone extension,
radiator.

BEDROOM 2

5.57m x 3.58m (17'2" x 11'9") 2
Velux windows with black-out
blinds. Radiator.



OUTSIDE

Shared access to area in stone
chippings with drying line which
belongs to the property.
Outside oil tank and central
heating boiler.

SERVICES

Mains water, drainage to septic
tank. Oil fired central heating.

GENERAL

Outline Planning Permission has been obtained for an area of ground to the front of the house that can be made available for sale by negotiation.

LOCATION

The property is the first house on the right just after the 'Tyrie' signpost and phone box travelling from Fraserburgh

POST CODE

AB43 7DG

COUNCIL TAX BAND

A

ASKING PRICE

Offers over £89,500 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.