

BROWN & McRAE

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LAWYERS

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27 KING EDWARD STREET FRASERBURGH



REGION OF £120,000

Viewing is highly recommended to fully appreciate the accommodation on offer within this deceptively spacious 2 bedroomed ground floor flat. Situated within one of the most sought after parts of town within easy walking distance of the town centre and harbour, this property would suit younger and older buyers alike. The property retains many original features such as the original mosaic tiled floor to the entrance vestibule, wooden ingoes surrounding the front bay window and deep moulded skirtings, yet it has been transformed into a modern home with up-to-the-minute kitchen and bathroom suites. There is a good sized area of garden to the rear which belongs to the property and access to the rear lane. The property also benefits from double glazing and gas central heating to individual radiators throughout and is in immaculate and ready to move into condition.

EV, HALL, LOUNGE, DINING KITCHEN, INNER AREA, BATHROOM, 2 BEDROOMS. OUTSIDE: FRONT GARDEN, SHARED REAR GARDEN, SHED

ENTRANCE VESTIBULE

Entering through hardwood front door. Original mosaic tiled floor, wood panelling to approx ½ height. Wall light, matwell. Through etched glazed door to:

HALL

Walk-in cupboard with shelving and housing the electric meter and cloak hooks. Wood laminate floor, 3 wall lights, ceiling cornice, smoke alarm, radiator.

LOUNGE



5.37m x 4.19m (17'7" x 13'9") into bay window to front with louvre blinds and wooden ingoes. Arched recess with open display area beneath. TV/Satellite and phone points, wall lights, radiator. Plaster ceiling cornice, wood laminate floor.

DINING KITCHEN



4.66m x 2.62m (15'4" x 8'8") window to side with roller blind and part glazed hardwood door. Fitted with a modern suite of base and wall units, worktops with tiled splash backs, 1½ bowl stainless steel sink and drainer with mixer tap. Built-in ceramic hob with electric oven beneath and extractor hood above. Plumbed for dishwasher and recess for fridge freezer. Tiled effect laminate floor, radiator.

BEDROOM 1



4.51m x 3.89m (14'9" x 12'9") window to rear with louvre blinds. Full length cupboard housing the gas central heating boiler. TV point, radiator. Stripped and varnished wooden floor.

BEDROOM 2

3.85m x 3.81m (12'8" x 12'6") window to rear with louvre blinds. Walk-in shelved cupboard, TV point, radiator.



INNER AREA

2.04m x 1.01m (6'7" x 3'3") window to side with roller blind. Worktop with plumbing for washing machine underneath. Louvre doored shelved cupboard. Loft hatch. Tiled effect laminate floor. Door to:

BATHROOM



2.56m x 1.66m (8'5" x 5'5") frosted glazed window to side. Tiled around to full height with matching ceramic tiled floor. Fitted with a white 3-piece modern suite of wc, whb in vanity unit and bath with shower and shower screen above. Heated towel rail.

OUTSIDE

The front garden is in stone chippings with privet hedge along the front wall. Shared path leads through wooden gate with path leading to the garden with area in grass which is located at the bottom with rotary clothes dryer belonging to property. SHED. Wooden gate gives access to lane to rear.



Home Report available (fee may apply).

POST CODE

AB43 9PL

COUNCIL TAX BAND

Currently band B

ASKING PRICE

Offers in region of £120,000 will be considered.

VIEWING

By arrangement with the Selling Agents.

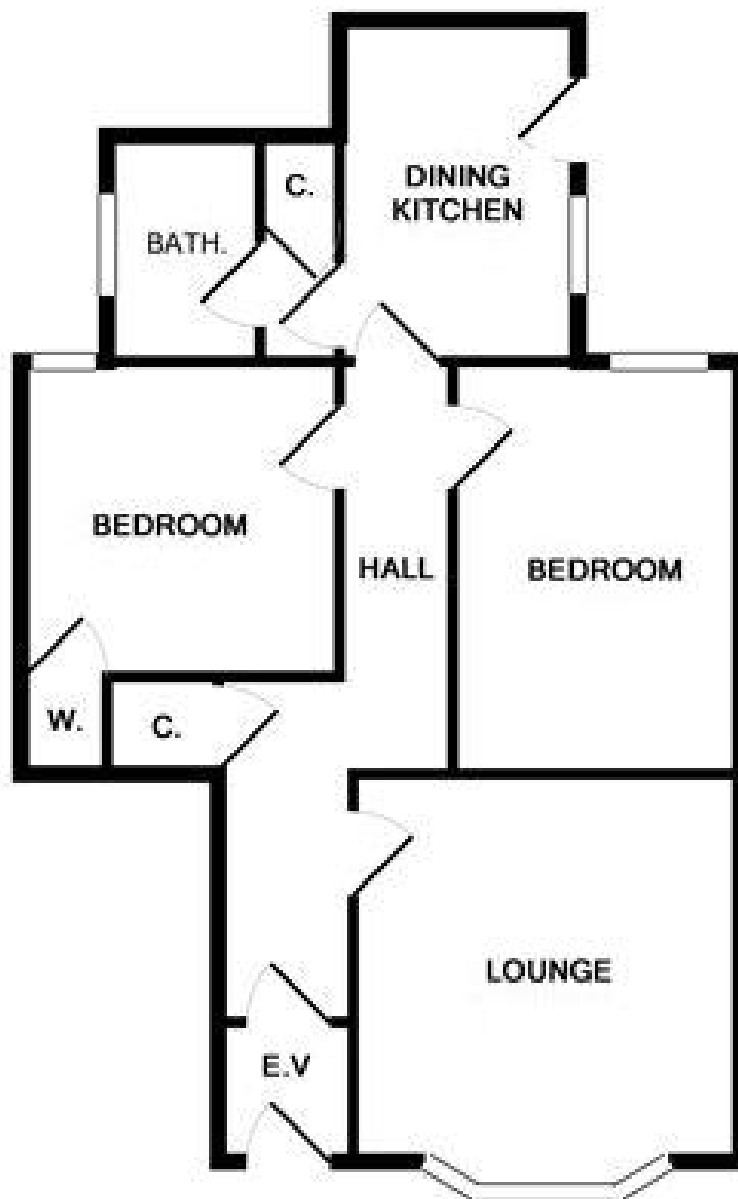
ENTRY

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.



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