

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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62 MAIN STREET NEW DEER



REGION OF £125,000

Situated within the popular country village of New Deer with local shops and a primary school located closeby, is this granite built 1½ storey home that has to be viewed to fully appreciate the scale of accommodation on offer. The property enters from the front door with stairs to the upper floor and a door to the living room, which has doors off to the dining room and to a large store divided into 2 rooms that could be adapted into extra living accommodation for anyone with a growing family or used as a hobby room. The kitchen is fitted with a suite of base and wall units with a door leading to the porch and a lean-to greenhouse. Also to the ground floor there is a double bedroom with an en-suite toilet off. Upstairs there are 2 double bedrooms and a bathroom. A driveway to side provides off-road parking and access to the garage and to the rear garden. The property has double glazing to most windows and oil fired central heating to radiators throughout the ground floor and the bathroom upstairs, with electric panel heaters in the 2 upstairs bedrooms.

HALL, LIVING ROOM, DINING ROOM, KITCHEN, BEDROOM WITH EN-SUITE TOILET, PORCH, STORE.
UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM. OUTSIDE: REAR GARDEN, GARAGE, DRIVEWAY,
GREENHOUSE

HALL

Entering through frosted glazed door. Stairs to upper floor, radiator.

LIVING ROOM



4.27m x 3.73m (14' x 12'3") window to front with louvre blinds. TV and phone points, 2 wall lights, 2 radiators.

DINING ROOM

3.58m x 2.89m (11'9" x 9'6") window to side. Radiator.



KITCHEN



3.42m x 2.18m (11'2" x 7'2") window to rear with louvre blind. Fitted with a suite of base and wall units, worktop with stainless steel sink and drainer. Electric cooker point and plumbing for washing machine. Radiator. Door to:

PORCH

Door to garden and driveway and door to lean-to GREENHOUSE.

STORE

Accessed from the living room and measuring 3.56m x 3.18m (11'7" x 10'5"). Windows to front and side and door to front. Radiator. Door to further storage area measuring 3.20m x 1.43m (10'6" x 4'8") with window to rear. *These 2 rooms could be used as further living accommodation.*

BEDROOM 1

4.53m x 2.94m (14'10" x 10'2")
window to front with louvre
blinds. Radiator. Door to:



EN-SUITE TOILET



2.17m x 2.01m (7'1" x 6'7")
frosted glazed window to rear.
WC and whb. Low level
storage cupboard with open
shelving above. Radiator.

**UPSTAIRS
LANDING**

Skylight window. Storage cupboards along galley housing the electric meter.
Smoke alarm, radiator.

BEDROOM 2

3.08m x 3.75m (13'5" x 12'5")
dormer window to front.
Electric panel heater.



BEDROOM 3



4.08m x 2.97m (13'5" x 9'9")
dormer window to front.
Electric panel heater.

BATHROOM

2.07m x 2.05m (6'9" x 6'8") tiled around to full height and fitted with a white 3-piece suite of wc, whb, bath with shower above. Frosted glazed window to rear. Radiator.



OUTSIDE



The property fronts directly onto the pavement. Driveway to side provides off-road parking and leads to the GARAGE. The rear garden is laid out mainly in stone chippings with whirlygig and border of flower and shrub planting. Wrought iron gate leads to a shared area in grass with drying poles. SHED housing the oil central heating boiler with power and light. Oil central heating tank.

HOME REPORT

Available to interested parties on request (fee may apply).

POST CODE

AB53 6SY

COUNCIL TAX BAND

Band B

ASKING PRICE

Offers in the region of £125,000

VIEWING

By arrangement with the Selling Agents.

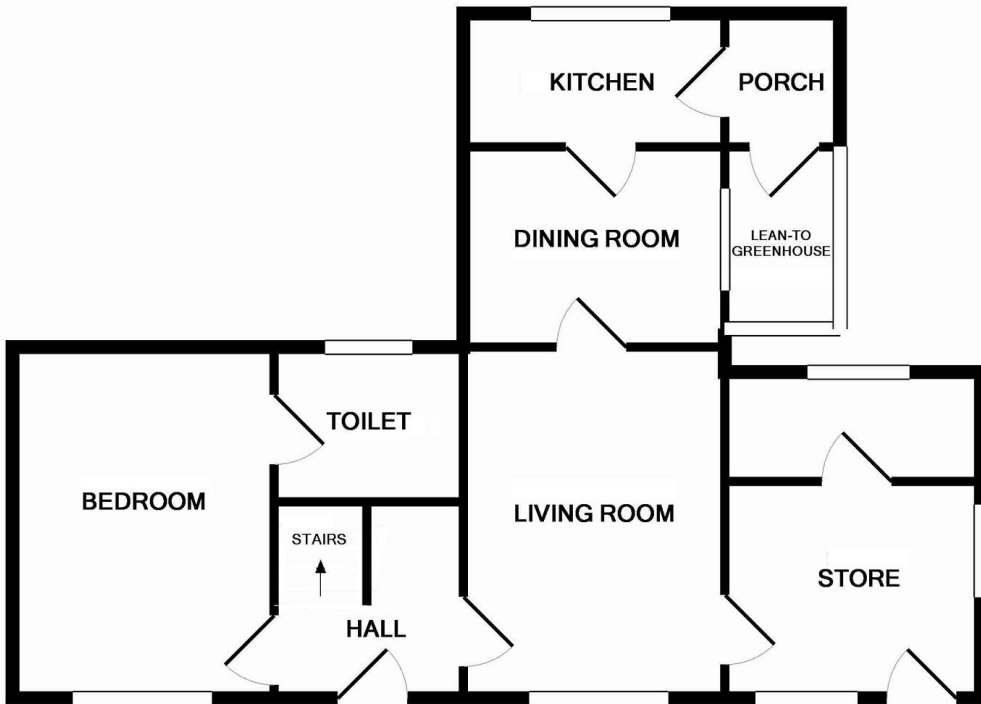
ENTRY

Immediate entry can be given, otherwise by arrangement.

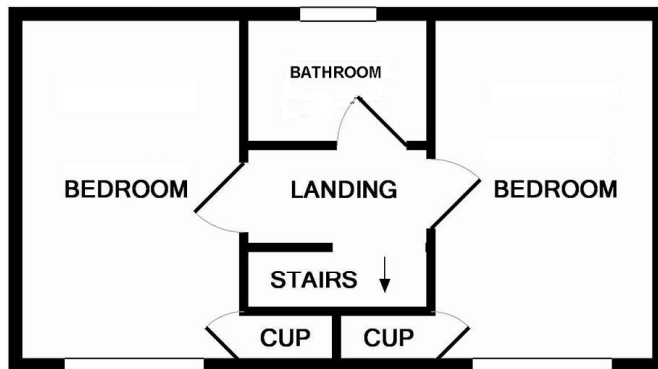
OFFERS TO

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.



GROUND FLOOR



1ST FLOOR

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