

**BROWN & McRAE**

www.brown-mcrae.co.uk

property@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

Anderson House  
9 – 11 Frithside Street  
Fraserburgh  
Aberdeenshire  
AB43 9AB  
Tel: 01346 515797  
Fax: 01346 519168

10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS  
Tel: 01888 568950  
Fax: 01888 563031

## 26 MID STREET INVERALLOCHY



**REGION OF £75,000**

Situated within the popular coastal village of Inverallochy, is this detached former fisherman's cottage benefiting from recently installed UPVC double glazing and gas central heating to individual radiators. The property is located close to the shore and within easy walking distance of the local harbour, golf course, primary school and local shops. Entry is through door to the vestibule with door off to the kitchen and to the hall with doors leading to the living room, bathroom and 2 bedrooms. There is an enclosed garden with a fish pond and off-road parking for 1-2 vehicles with scope to build a garage (subject to necessary planning consent).

EV, KITCHEN, HALL, LIVING ROOM, BATHROOM, 2 BEDROOMS. OUTSIDE: ENCLOSED GARDEN, WOODEN SHED, OFF-ROAD PARKING

ENTRANCE VESTIBULE

Entering through part glazed UPVC door.

KITCHEN



3.44m x 2.44m (11'4" x 8'1") windows on 2 sides with worktop beneath. Base and wall units, stainless steel sink and drainer with mixer tap. Electric cooker point, plumbed for washing machine. Radiator.

HALL

Smoke alarm, wall mounted thermostat control, cloak hooks, radiator.

LIVING ROOM

3.61m x 3.14m (11'10" x 10'4") windows front and side. TV aerial cable, phone point.



BATHROOM

2.53m x 1.33m (8'6" x 4'4") frosted glazed window to rear. Fitted with a white 3-piece suite wc, whb with tiled splash backs and tiled around bath with shower-head extension tap. Radiator.

BEDROOM 1

3.69m x 3.25m (12'1" x 10'8") window to front. TV aerial cable, radiator.

BEDROOM 2

2.58m x 2.49m (8'5" x 8'2") window to rear. Wall mounted gas central heating boiler and CH/HW timer control. Loft hatch.

OUTSIDE

The enclosed garden is mainly in concrete with a fish pond. WOODEN SHED. Wooden gates to either side of garden with one leading to an area in granite stone chippings providing off-road parking for up to 2 cars.

HOME REPORT

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

POST CODE

AB43 8YA

COUNCIL TAX BAND

Band A

ASKING PRICE

Region of £75,000

VIEWING

By arrangement with the Selling Agents.

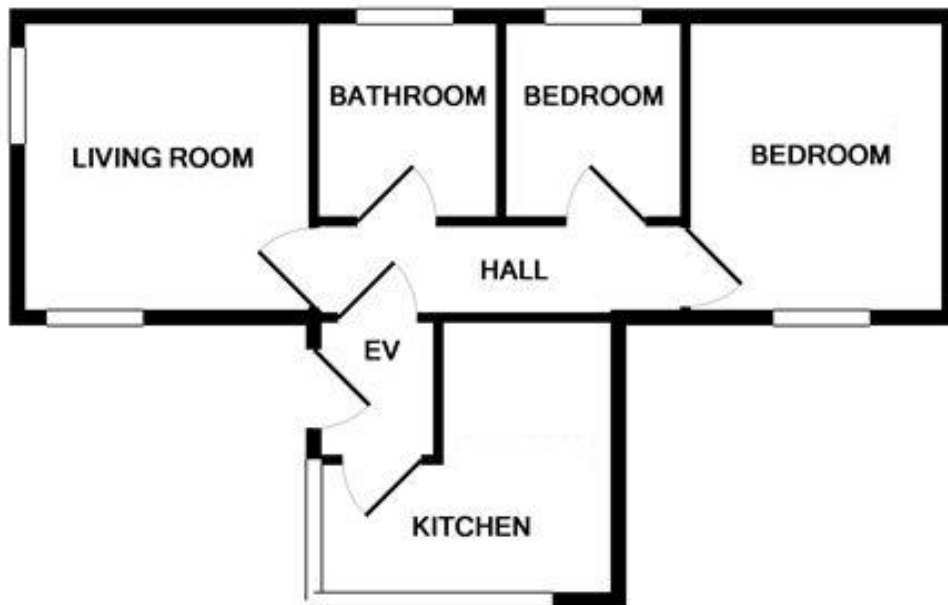
ENTRY

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 BE USED AS SUCH BY ANY  
PROSPECTIVE PURCHASER