

**BROWN & McRAE**

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## STRATHLEA SMITHY LANE, STRICHEN



**OFFERS OVER £139,000**

This end terraced stone and slate cottage looks like any other house of its type and style from the Lane but on entering you are sure to be truly surprised at the scale of accommodation on offer within. To the ground floor there is a living room, 2 bedrooms and a shower room, as well as a generous sized dining kitchen with a door concealing a stairs which leads to 2 attic rooms both with built-in wardrobes. To the rear of the house there is a courtyard providing off-road parking which leads to a double garage. The property benefits from oil fired central heating and part double glazing and would suit older and younger buyers alike.

EV, HALL, LIVING ROOM, DINING KITCHEN, 2 BEDROOMS, SHOWER ROOM, REAR PORCH. UPSTAIRS: 2 ATTIC ROOMS. OUTSIDE: REAR COURTYARD, DOUBLE GARAGE, WOODEN SHED

**ENTRANCE VESTIBULE**

Entering through part frosted glazed hardwood door. Matwell, overhead cupboard housing the electric meter. Through part glazed door to:

**HALL**

Full length cupboard housing the hot water tank. Loft hatch, 2 smoke alarms, radiator.

**LIVING ROOM**



4.27m x 3.96m (14' x 13') window to front with louvre blinds. Tiled fireplace, TV aerial cable, radiator.

**DINING KITCHEN**



5.06m x 4.33m (16'7" x 14'1") window to side with Venetian blinds. This generous sized room is fitted with base and wall units, worktops with tiled splash backs and stainless steel sink and drainer. Electric cooker point, plumbed for washing machine. Oil central heating boiler. Phone point, radiator. Door to Attic Rooms.

**BEDROOM 1**

3.03m x 2.94m (9'11" x 9'7") window to front with louvre blinds. Built-in wardrobe, radiator.

**BEDROOM 2**

3.57m x 2.33m (11'8" x 7'3") window to front with louvre blinds. Built-in wardrobe, radiator.

**SHOWER ROOM**

2.48m x 1.59m (8'1" x 5'2") frosted glazed window to rear. Fitted with a 3-piece suite of wc, pedestal whb with mirror above and fully tiled shower cubicle. Toilet accessories, radiator.



**REAR PORCH**

Accessed off the main hall through frosted glazed door. Window to rear with Venetian blinds and part frosted glazed

hardwood door to courtyard.

ATTIC ROOM 1 4.57m x 2.70m (18'9" x 8'10") Velux window. Double sliding doored built-in wardrobe. Radiator. Door to:

ATTIC ROOM 2 4.03m x 3.64m (13'3" x 11'11") Velux window. 2 built-in wardrobes.

OUTSIDE



Lane to side of house gives access to a rear courtyard/driveway which leads to the DOUBLE GARAGE with up and over door, power and light and housing the oil central heating tank. Wooden SHED. Outside lighting.

Home Report available (fee may apply).

POST CODE AB43 6TQ

COUNCIL TAX BAND Currently band C

ASKING PRICE Offers over £139,000

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.**



GROUND FLOOR

1ST FLOOR

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