

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

1 CLINTON PLACE SANDHAVEN



OFFERS OVER £74,000

IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY! This semi-detached property set at an affordable asking price would suit younger and older buyers alike. Situated within the coastal village of Sandhaven standing on a good sized plot, is this well maintained property with double glazing and oil fired central heating. The property enters from the front door to the hall with stairs to the upper floor and door to the shower room and a door to the living room with a dining area on open plan. The kitchen is fitted with a suite of base and wall units with door leading to the rear garden. Upstairs there are 2 bedrooms. Outside there is a driveway leading to the garage and gardens to the front, side and rear which would also give any purchaser the scope to extend the property in the future. This property is definitely well worth viewing!

HALL, LIVING ROOM & DINING AREA ON OPEN PLAN, KITCHEN, SHOWER ROOM. UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: FRONT, SIDE AND REAR GARDENS, GARAGE, DRIVEWAY

HALL

Entering through frosted glazed hardwood front door. Stairs to upper floor. Smoke alarm, phone point, radiator. Shelved cupboard.

LIVING ROOM & DINING AREA ON OPEN PLAN



3.32m x 3.22m (10'10" x 10'7") window to front with radiator beneath. Tiled fireplace. TV/Satellite and phone points. Through on open plan to the DINING AREA 2.76m x 2.26m (9'1" x 7'5"). Window to rear. Radiator. Door to:

KITCHEN



3.89m x 2.10m (12'9" x 6'11") window and part glazed hardwood door to rear. Fitted with a suite of base and wall units with wooden trim, worktops with stainless steel sink and drainer. Plumbed for washing machine and electric cooker point with tiled splash backs. Storage cupboard, TV point, Xpelair, radiator.

SHOWER ROOM

2.37m x 1.41m (7'9" x 4'7") frosted glazed window to front. Fitted with a white 3-piece suite of wc, pedestal whb and fully tiled shower cubicle. Xpelair, radiator.

UPSTAIRS

LANDING

Window to rear. Low level cupboard housing the electric breaker switches.

BEDROOM 1

4.48m x 3.32m (14'9" x 10'11") windows to front and rear. Double doored cupboard, radiator, loft hatch.



BEDROOM 2

3.94m x 2.46m (12'11" x 8'1") windows to side and rear. Phone point, radiator.

OUTSIDE



The front garden is bounded by a wooden fence and divided by path into 2 areas in grass with flower/shrub planting. Driveway leads to the GARAGE with up and over door, power and light. Triangular shaped area to side of driveway with rose bushes belongs to the property. The rear garden is mainly in grass with broad slabbed concrete area along the rear of the

house. Drying poles, oil central heating tank. Outside storage cupboard to side of house.

Home Report available (fee may apply).

POST CODE

AB43 7FS

COUNCIL TAX BAND

Currently band A

ASKING PRICE

Offers over £74,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

By arrangement.

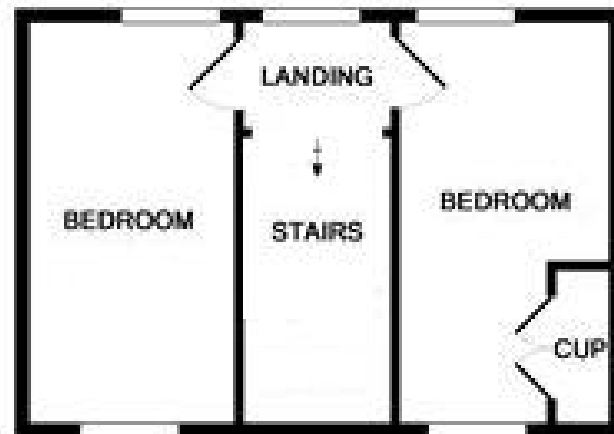
OFFERS TO

Messrs. Brown & McRae (Ref: KSP)

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