

**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

## 117 ST ANDREWS DRIVE FRASERBURGH



**FIXED PRICE £98,000**

LOOKING TO TAKE YOUR FIRST STEPS ONTO THE PROPERTY LADDER? This 2 bedroomed semi-detached property would suit anyone looking to move straight into their very first home or just looking for the ideal investment property. The property is in truly immaculate condition and boasts a modern up-to-the-minute fitted cream coloured 'Space' kitchen with built-in appliances including a fridge and freezer. The living room has a feature marble fireplace along one wall with a coal effect electric fire. Upstairs there are 2 double bedrooms, both with ample wardrobe storage and a fully tiled bathroom fitted with a 3-piece suite including a shower over the bath. Outside there is a driveway to front providing off-road parking leading to the garage and gardens to the front, side and rear. The property has double glazing and gas central heating throughout, as well as hardwood doors and must be viewed to fully appreciate the accommodation on offer.

HALL, LIVING ROOM, KITCHEN. UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM. OUTSIDE: FRONT, SIDE AND REAR GARDENS, GARAGE

## HALL

Entering through part glazed hardwood door with matching panel to side. Stairs to upper floor with storage cupboard beneath housing the electric meter. Further cupboard housing the gas combi boiler and CH/HW timer control.

## LIVING ROOM



4m x 3.72m (13'1" x 12'3") window to front with louvre blinds and radiator beneath. Along the length of one wall there is a marble fireplace with display plinths and coal effect electric fire. TV/Satellite points.

## KITCHEN



5.15m x 2.23m (17'9" x 7'3") fitted with a modern cream coloured 'Space' suite of base and wall units incorporating glass display cabinets, worktop with breakfast bar and tiled splash backs. Integrated fridge, freezer, 'Neff' stainless steel gas hob with extractor hood above, oven and microwave oven to side. Karndean tiled effect floor, 2 windows with louvre blinds and hardwood door to garden. Radiator.

## UPSTAIRS

### LANDING

Loft hatch accessed via Ramsey ladder to floored attic with power and light. Smoke alarm.

### BATHROOM

2.02m x 1.66m (6'7" x 5'5") frosted glazed window to rear with roller blind. Tiled around to full height and fitted with a pale coloured suite of wc, pedestal whb and bath with shower and shower screen above. Radiator.



## BEDROOM 1



4m x 2.67m (13'1" x 8'9") window to front with louvre blinds. Mirrored doored wardrobes along one wall and separate walk-in cupboard. TV point, radiator.

## BEDROOM 2

3.66m x 3.25m (12' x 10'8") window to rear with louvre blinds. Fitted suite of wardrobes with overhead bridging units and matching bedside cabinets along one wall. TV point, radiator.



## OUTSIDE

Wrought iron double gates and single pedestrian gate give access to concrete driveway providing off-road parking and leading to the GARAGE with up

and over door, pedestrian door and window, power and light. The front garden is bounded by a low level Fyfestone wall with shaped area in flower/shrub planting. Good sized area to side of house in lawn. Wrought iron gate and path lead to the triangular shaped rear garden in concrete with drying poles. Outside lighting, outside cold water tap.

## HOME REPORT

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

## POST CODE

AB43 9BG

## COUNCIL TAX BAND

Band A

## FIXED PRICE

£98,000

## VIEWING

By arrangement with the Selling Agents.

## ENTRY

By arrangement.

## OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

**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