

**BROWN & McRAE**

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## 34 SHORE STREET CAIRNBULG



**OFFERS OVER £89,000**

**£6,000 UNDER HOME REPORT VALUATION!**

This delightful former fisherman's cottage is located right on the shore and offers any purchaser the opportunity to live by the sea. Situated in the very popular coastal village of Cairnbulg with its harbour and local golf course just a few minutes walk away is this 2 bedroomed cottage. The property is all on one floor and enters through the front door to the hall with doors off to all rooms which include a living room, a galley kitchen, 2 bedrooms and a shower room fitted with a modern suite. There is an enclosed garden with a wooden shed. The property also benefits from gas central heating and recently installed UPVC woodgrain effect double glazing throughout.

EV, HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, SHOWER ROOM. OUTSIDE: GARDEN, 2 SHEDS

**ENTRANCE VESTIBULE**

Entering through UPVC woodgrain effect door. Ceramic tiled floor. Walk-in cupboard housing the gas central heating boiler. Ceramic tiled floor, radiator.

**LIVING ROOM**



3.67m x 3.61m (12'1" x 11'10") windows to front and side with louvre blinds. Solid fuel burning stove on slabbed hearth. TV aerial cable, phone point, 2 radiators, ceiling coving, 3 wall lights.

**KITCHEN**

2.52m x 1.79m (8'3" x 5'10") window to rear with louvre blinds. Fitted with a suite of base and wall units, worktops with stainless steel sink and drainer with tiled splash backs. Electric cooker point, plumbed for washing machine. Wood laminate floor, loft hatch.



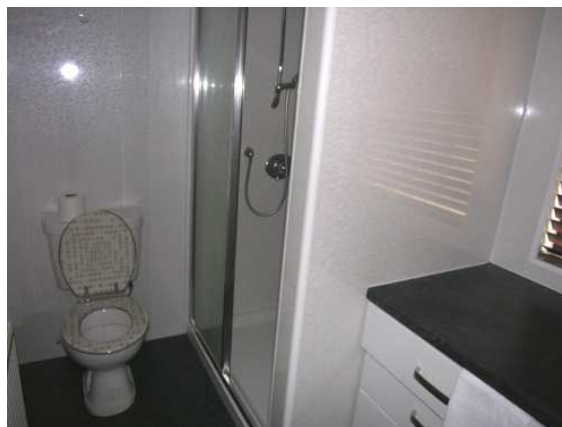
**BEDROOM 1**

3.71m x 2.69m (12'2" x 8'10") window to front with wooden Venetian blinds and radiator beneath. TV/Satellite point, rotary ceiling fan-light.

**BEDROOM 2**

2.52m x 2.49m (8'3" x 8'2") window to rear with wooden Venetian blinds. Radiator.

**SHOWER ROOM**



2.54m x 1.74m (8'4" x 5'8") frosted glazed window with wooden Venetian blinds. Aqua panelling around room to full height and fitted with a new 3-piece suite of wc and whb in vanity unit. Large walk-in shower cubicle. Low voltage ceiling halogen lights, decorative clad ceiling, Xpelair, radiator.

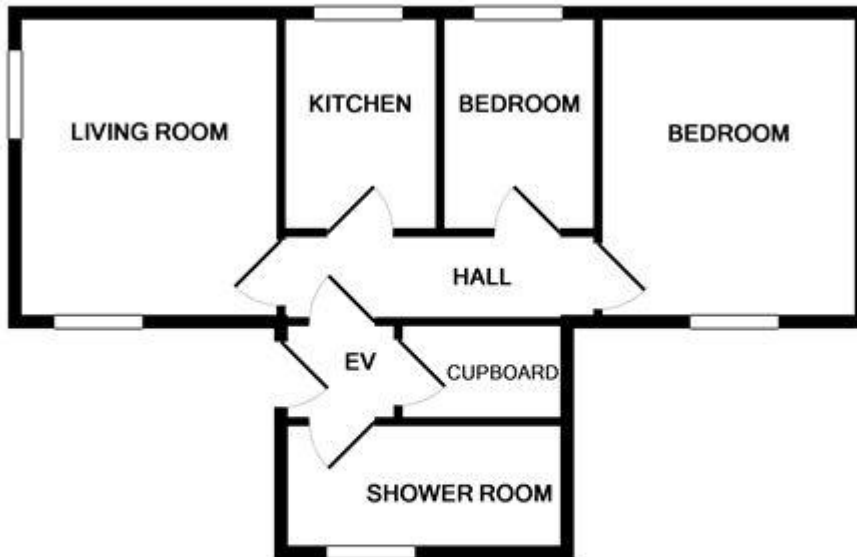
**OUTSIDE**

The property is bounded by a low level wall and laid out mainly in concrete with an area in stone chippings with flower/shrub planting. Wooden SHED and lean-to SHED.

Home Report available (fee may apply).

POST CODE	AB43 8YL
COUNCIL TAX BAND	Currently band A
ASKING PRICE	Offers over £89,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	Immediate entry can be given, otherwise 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.**



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