

BROWN & McRAE

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LAWYERS

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17 CHARLOTTE LANE FRASERBURGH



OFFERS OVER £89,000

£11,000 UNDER HOME REPORT VALUATION!

Situated within easy walking distance of the town centre, Broadsea Shore, Primary Schools, Library and a Supermarket is this impressive semi-detached 3 bed family home set at an affordable price. The property has been well maintained throughout and benefits from double glazing and gas central heating and is most definitely well worth viewing. To the ground floor the property enters from the street to the main hall with stairs to the upper floor and a door leading to the generous sized living room. The kitchen is fitted with a good range of base and wall units with breakfast table. Upstairs off the landing there are 3 bedrooms and a bathroom which is fitted with a 3-piece suite with a shower over the bath. There is also a door off the landing giving access to a rooftop terrace with wrought iron balustrades and drying line. There is a small courtyard to the rear of the house and a garage to the side.

HALL, LIVING ROOM, DINING KITCHEN. UPSTAIRS: LANDING, 3 BEDROOMS, BATHROOM, ROOFTOP TERRACE. OUTSIDE: REAR COURTYARD, GARAGE

HALL

Entering through part glazed UPVC front door. Stairs to upper floor, radiator.

LIVING ROOM



5.86m x 3.41 (19'3" x 11'") window to front with louvre blinds and radiator beneath. TV and phone points. Cupboard housing the electric meter, cloak hooks and shelving. Glazed panel to one wall.

KITCHEN

3.63m x 3.46m (11'11" x 11'4") fitted with white suite of base and wall units, worktops with breakfast table and tiled splash backs; sink and drainer with mixer tap. Built-in gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine and dishwasher, ample space for fridge freezer. Tiled effect laminate flooring. Part glazed door to rear garden.



UPSTAIRS

LANDING

Window to rear and part glazed UPVC door to rooftop terrace. Smoke alarm.

BEDROOM 1



3.76m x 3.39m (12'5" x 11'2") window to front with radiator beneath. Built-in double doored wardrobe. Further double doored shelved cupboard. TV aerial cable.

BEDROOM 2

3.26m x 2.55m (10'8" x 8'4") window to front with louvre blinds and radiator beneath. Double doored built-in wardrobe, further double doored shelved cupboard and cupboard housing the hot water tank.



BEDROOM 3

2.57m x 2.39m (8'5" x 7'10") window to rear with radiator beneath. Wood laminate floor.

BATHROOM



Frosted glazed window to rear. Fitted with a 3-piece suite of wc, whb with storage cupboard beneath. Tiled around bath with shower and shower curtain above. Tiled effect laminate floor, radiator.

ROOFTOP TERRACE

Slabbed area with wrought iron balustrades and drying lines.



OUTSIDE

Courtyard to rear with access to the GARAGE which has an up and over door to front with gas central heating boiler and gas meter.

Home Report available (fee may apply).

POST CODE

AB43 9RA

COUNCIL TAX BAND

Currently band B

ASKING PRICE

Offers over £89,000

VIEWING

By arrangement with the Selling Agents.

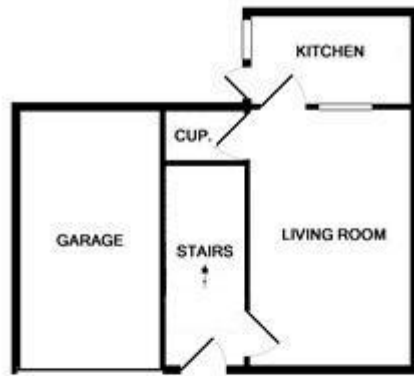
ENTRY

By arrangement.

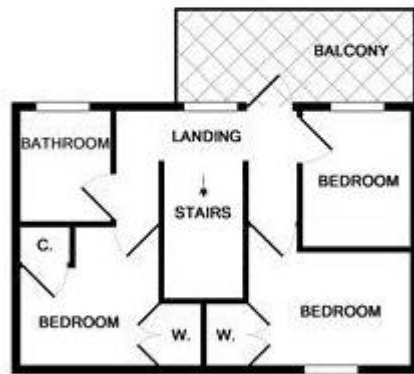
OFFERS TO

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.