

BROWN & McRAE

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11 HILLCREST FRASERBURGH



FIXED PRICE £86,000

Viewing a must to fully appreciate this end terraced 2 bed home. Situated within a much sought after residential part of town, close to Fraserburgh Hospital and within easy walking distance of the town centre this property benefits from gas central heating and double glazing. There is a tarmac driveway to the front of the house providing off-road parking. To the ground floor there is a spacious living room with windows to the front and rear and a coal effect gas fire on a marble fireplace. The kitchen has been fitted with a good range of base and wall units. Upstairs there are 2 double bedrooms and a bathroom. There are ample storage cupboards throughout the house with a further large shed/storage area adjacent to the front door.

HALL, LIVING ROOM, KITCHEN. UPSTAIRS: 2 BEDROOMS, BATHROOM. OUTSIDE: DRIVEWAY, REAR GARDEN, SUMMER HOUSE, SHED

HALL

Entering through part glazed hardwood front door. Stairs to upper floor with storage cupboard beneath. Further cupboard housing the electric breaker switches. Glazed door to:

LIVING ROOM



6.22m x 3.05m (20'5" x 10') windows to the front and rear. Marble fireplace with coal effect gas fire and decorative wooden mantle (back boiler). TV/Satellite points, hatch to kitchen, radiator.

KITCHEN

3.34m x 2.61m (10'11" x 8'6") fitted with a suite of base and wall units incorporating a glass display cabinet and open display shelving; worktops with tiled splash backs and Asterite 1½ bowl sink and drainer with mixer tap – plumbed for washing machine. Gas cooker point. Wood clad ceiling, window and part glazed hardwood door to rear.



UPSTAIRS

LANDING

Loft hatch accessed via Ramsey ladder. Smoke alarm.

BATHROOM



1.99m x 1.79m (6'6" x 5'11") fitted with a white 3-piece suite of wc, pedestal whb and tiled around bath with shower and shower screen above. Radiator.

BEDROOM 1

4.75m x 2.80m (15'7" x 9'2") window to front. Built-in wardrobe and further wardrobe concealed by curtain. Radiator.

BEDROOM 2

3.51m x 2.88m (11'5" x 9'6") window to rear. Built-in wardrobe and cupboard housing the hot water tank. Along one wall is a fitted dressing table with overhead shelving. 2 phone points, radiator.

OUTSIDE

There is a tarmac driveway to front providing off-road parking for up to 2 cars and flower/shrub border. Shed/storage area adjacent to the front door. The rear garden is enclosed by a high wall and accessed via a wooden gate with an area in slabs with flower/shrub border. Drying poles, outside cold water tap, outside lighting. SUMMER HOUSE and WOODEN SHED. Gate at far end leads to rear lane.



Home Report available (fee may apply).

POST CODE

AB43 9NB

COUNCIL TAX BAND

Currently band A

FIXED PRICE

£86,000

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.