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13 CHARLOTTE STREET FRASRBURGH



OFFERS OVER £219,000

Located with a popular part of town within easy walking distance of the town centre is this detached granite built property offering a high level of family accommodation within. Outside there are various outbuildings that may suite anyone with a business or the person looking to start their own business from home. The property enters from the vestibule to a broad hall with stairs to the upper floor and door to the lounge which has a feature fireplace along one wall. The kitchen has been fitted with a modern up-to-the-minute suite with integrated dishwasher, fridge, hob, oven and microwave as well as a breakfast table. There is a double bedroom with a fitted suite of wardrobes, a dining room with double sliding doors leading to a rear porch, a shower room fitted with a modern suite including fitted vanity unit with matching cupboards. Also to the ground floor there is a boiler room with door leading to the rear of the house and a utility room. Upstairs there are 4 further double bedrooms – all with fitted bedroom suites and a generous sized family bathroom. Outside there is a loc-bloc driveway which continues to a large concrete courtyard surrounded by various outbuildings including a double and a single garage, former office and 2 further stores. The property internally has been fitted with quality fixtures and fittings and has been maintained to a very high standard.

EV, HALL, LOUNGE, DINING ROOM, DINING KITCHEN, BEDROOM, SHOWER ROOM, PORCH, BOILER ROOM, UTILITY ROOM. UPSTAIRS: 4 DOUBLE BEDROOMS, BATHROOM. OUTSIDE: LARGE REAR COURTYARD, LOC-BLOC DRIVEWAY, VARIOUS OUTBUILDINGS, DOUBLE GARAGE & SINGLE GARAGE

ENTRANCE VESTIBULE

Entering through full length frosted glazed door with matching frosted glazed side panels. Decorative ceiling rose and ceiling cornice. Through full length glazed door with matching side panels to:

HALL

Stairs to upper floor with decorative wrought iron balustrades. Cloak cupboard and low level cupboard housing the electric meter. Phone point, 2 radiators, smoke alarm.

LOUNGE



4.55m x 4.52m (14'11" x 14'10") window to front with louvre blinds. Along the length of one wall is a Fyfestone fireplace with tiled hearth and marble plinth with electric fire and shelving for TV etc and arched recesses above with wall lights. Decorative ceiling cornice, 3 further wall lights, radiator.

DINING ROOM

4.52m x 3.69m (14'10" x 12'1") double sliding patio doors leading to rear porch. Ceiling coving, radiator.



DINING KITCHEN



4.24m x 3.90m (13'11" x 12'7") window to rear with louvre blinds. Fitted with a modern 'oak' suite of base and wall units with glass display cabinets, worktops with matching breakfast table and tiled splash backs; Asterite sink and drainer. Built-in ceramic hob with chimney style extractor hood and illuminated pelmet above; separate oven with built-in microwave. Integrated dishwasher and fridge. Amtico tiled effect floor, ceiling coving, radiator.

DOUBLE BEDROOM 1



4.55m x 3.89m (14'11" x 12'9") window to front with louvre blinds. Fitted suite of wardrobes along most of one wall, further wall with matching chests of drawers and headboard and corner storage unit with matching dressing table. TV and phone points, ceiling cornice, radiator.

SHOWER ROOM

Frosted glazed window to rear. Tiled around and fitted with a modern white suite of wc and whb in vanity unit with mirrored wall cabinet and illuminated pelmet above, as well as further matching cupboard storage. Large walk-in shower cubicle. Heated towel rail, ceramic tiled floor.



PORCH



5.35m x 3.07m (17'6" x 10'2") window to rear with louvre blinds and radiator beneath. Wood panelling to one wall with double sliding patio doors to dining room; 3 further walls in Fyfestone with display shelving. Full length glazed door with matching side-panel to rear and door to:

BOILER ROOM

2.43m x 2.20m (7'11" x 7'2") Cloak cupboard. Central heater boiler and wall mounted CH/HW timer control, ceramic tiled floor. Part glazed door to rear and door to:

UTILITY ROOM

2.90m x 2.16m (9'6" x 7'1") wall and base level units with stainless steel sink and drainer – plumbed for washing machine and vented for tumble dryer. Window to side, ceramic tiled floor, radiator.

UPSTAIRS

HALF LANDING

Velux window to rear.

LANDING

Smoke alarm, loft hatch, radiator.

DOUBLE BEDROOM 2



4.58m x 4.22m (15' x 14') at its widest. Window to rear. Fitted suite of wardrobes with matching dressing table and further matching headboard with wall light above. Cupboard housing the hot water tank, radiator.

DOUBLE BEDROOM 3

4.50m x 4.26m (14'9" x 14') dormer window to front with louvre blinds. Fitted suite of wardrobes with matching chests of drawers and dressing table. TV point, radiator.



BATHROOM

4.26m x 2.42m (14' x 7'11") tiled around to full height and fitted with a 4-piece coloured suite of wc, bidet and whb with louvre doored cupboard beneath, marble effect worktop with mirror and shaver socket above. Bath, ceramic tiled floor, radiator. Window to front with storage area/seat beneath.



DOUBLE BEDROOM 4



4.30m x 4.17m (14'1" x 13'9") dormer window to front with louvre blinds. Fitted suite of mirrored doored wardrobes with matching dressing table and chests of drawers. Phone point, radiator.

DOUBLE BEDROOM 5

4.40m x 3.07m (14'5" x 10'1") window to rear. Fitted suite of wardrobes. TV and phone points, radiator.

OUTSIDE

Vehicular opening to side of house leads to loc-bloc driveway which continues to area providing off-road parking and broad paths between house and outbuildings. Large area in concrete providing additional off-road parking. Various outbuildings including a DOUBLE GARAGE with electrically operated up and over door, power and light, pedestrian door and shelving. STORE 7.57m x 3.39m (29'7" x 11') with sliding vehicular door. Single GARAGE with electrically operated up and over door. Further STORE 3.67m x 2.34m (12' x 7'8"). Former OFFICE 4.19m x 2.96m (13'9" x 9'9") with ample power and light, telephone points and door

leading to STORE 3.24m x 2.87m (10'7" x 9'5") with cold storage area within and Belfast sink, power and light. Outside lighting, outside cold water tap.

Home Report available (fee may apply).

POST CODE

AB43 9JE

COUNCIL TAX BAND

Currently band E

ASKING PRICE

Offers over £219,000

VIEWING

By arrangement with the Selling Agents.

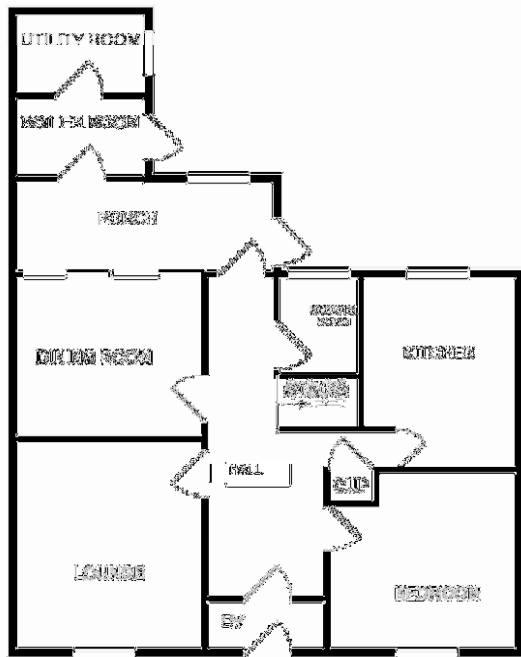
ENTRY

Immediate entry can be given, otherwise by arrangement.

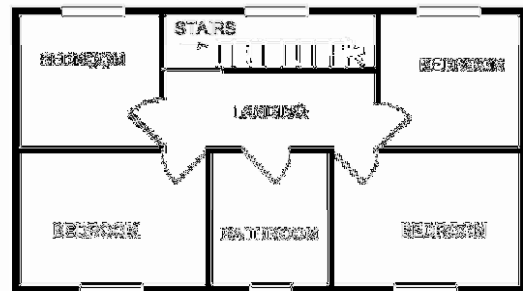
OFFERS TO

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



FIRST FLOOR

THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY OFFER OR CONTRACT. THE SELLING AGENTS ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THESE PLANS.