

BROWN & McRAE

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11 HIGH STREET SANDHAVEN



OFFERS OVER £80,000

This mid terraced granite built property situated within the coastal village of Sandhaven has to be viewed internally to appreciate the scale of accommodation on offer. This property most definitely has the 'Tardis' effect and has in the past been extended to the rear to provide a utility room and a generous sized bathroom. The property enters from the full length glazed front door to the hall with a door leading to the living room which has Fyfestone fireplace along most of one wall and TV/Satellite and phone points. The kitchen is fitted with a suite of base and wall units with built-in electric hob and oven. There is also a utility room to the ground floor. Upstairs there is a mezzanine landing with door to the generous sized bathroom. Off the main landing there are 2 bedrooms and a boxroom/study. The property has double glazing to most windows and solid fuel central heating to individual radiators.

HALL, LIVING ROOM, DINING KITCHEN, UTILITY. UPSTAIRS: MEZZANINE LANDING, BATHROOM, LANDING, 2 BEDROOMS, BOXROOM/STUDY. OUTSIDE: FRONT & REAR GARDENS, STORE

HALL

Entering through frosted glazed door. Matwell, radiator. Stairs to upper floor with storage cupboard beneath. Phone point.

LIVING ROOM



4.42m x 4.06m (14'6" x 13'4") window to front with louvre blinds. Fyfestone fireplace with tiled hearth and wooden mantle. TV/Satellite and phone points.

DINING KITCHEN

3.53m x 3.21m (11'7" x 10'6") window to rear. Fitted with a suite of base and wall units, worktops, stainless steel sink and drainer. Built-in electric hob and oven, radiator. Wood cladding to one wall.



UTILITY ROOM

2.67m x 2.23m (8'9" x 7'4") window to rear with roller blinds. Worktop with plumbing for washing machine and dishwasher and recess for tumble dryer. Ample space for fridge freezer. 2 doors either side to garden.

UPSTAIRS

MEZZANINE LANDING

BATHROOM

2.62m x 2.23m (8'7" x 7'4") frosted glazed window to rear. Fitted with a grey coloured suite of wc, pedestal whb and tiled around bath with shower and shower curtain above. Radiator.

MAIN LANDING

Velux window to rear.

BEDROOM 1

4.40m x 3.58m (15'3" x 11'9") dormer window to front with louvre blinds. Full length shelved cupboard, phone point, radiator. Door to:

BOXROOM/STUDY

3.62m x 2.67m (10'3" x 8'10") Velux window to rear. Built-in double doored wardrobes, radiator.

BEDROOM 2

2.94m x 1.94m (9'7" x 6'4") Velux window to front. Loft hatch, radiator.

OUTSIDE

The front garden is bounded by a low level wall with privet hedge and laid out in grass with flower/shrub borders. The rear garden is in concrete. STORE with pedestrian door and window. Wooden gate to rear.

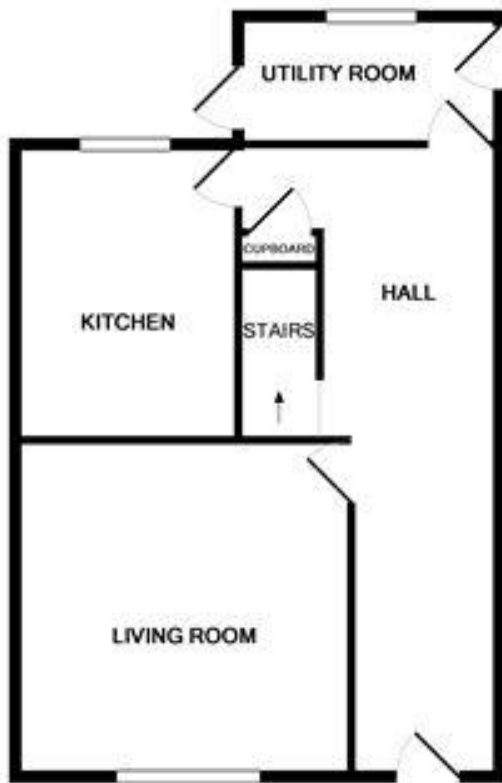
Home Report available (fee may apply).

POST CODE

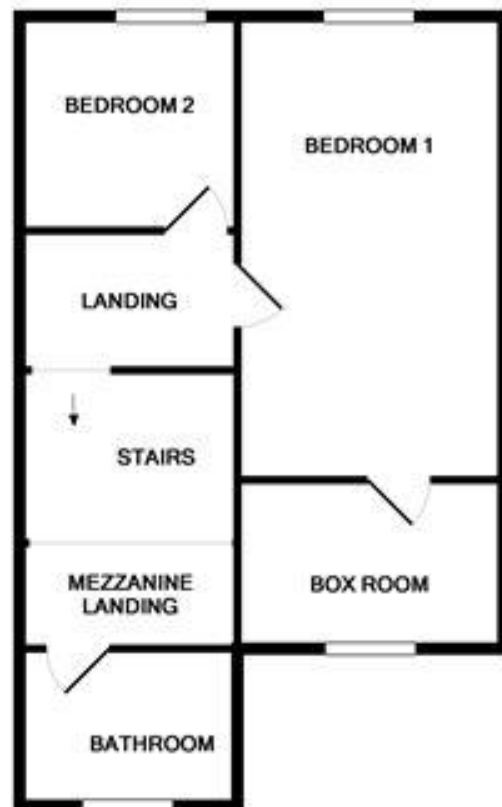
AB43 7EQ

COUNCIL TAX BAND	Currently band A
ASKING PRICE	Offers over £80,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	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



1ST FLOOR

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