

**BROWN & McRAE**

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LAWYERS

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## LADYSFORD COTTAGE NO 2 BOYNDLIE BY FRASERBURGH



**£500 PCM**

Located part-way up a private farm track approximately 7 miles from Fraserburgh is this 3 bedroomed semi-detached 1 ½ storey cottage. The property has part double and secondary glazing, oil central heating, off-road parking to front and side leading to the rear garden.

SUN ROOM, LIVING ROOM, KITCHEN AND DINING ROOM, INNER HALL, 3 DOUBLE BEDROOMS, BATHROOM, REAR GARDENS, OFF-ROAD PARKING

SUN ROOM	5.18m x 3.51m (17' x 11'6") windows on 2 sides providing outlooks over open rolling country to the horizon. 2 radiators, smoke alarm, phone point.
DOUBLE BEDROOM 1	3.84m x 3.68m (12'7" x 12'1") window to front. 2 built-in double wardrobes with overhead cupboard storage. Phone point and radiator.
LIVING ROOM	4.32m x 3.76m (14'2" x 12'4") at its widest. Tiled fireplace with decorative carved wooden mantle. CH thermostat control, extractor, 2 radiators, phone point, glazed door to:.
KITCHEN & DINING ROOM	The KITCHEN measures 4.19m x 2.52m (13'9" x 8'3") with secondary glazed window to rear with roller blinds. Fitted with a solid wooden suite of wall and base level units, worktops with tiled splash backs and stainless steel sink and drainer – plumbed for washing machine and dishwasher. Built-in hob, oven and grill, and extractor hood. Phone point. Continuing through on open plan to the DINING ROOM measuring 4.22m x 2.34m (13'10" x 7'8") with secondary glazed window to side and radiator.
INNER HALL	With walk-in shelved storage cupboard and stairs to the upper floor.
DOUBLE BEDROOM 2	3.35m x 3.28m (11' x 10'9") with secondary glazed window to front. Radiator.
BATHROOM	Fitted with a 4 piece suite. Window to front, radiator.
LANDING	Skylight window, cupboard housing the electric breaker switches.
DOUBLE BEDROOM 3	3.71m x 3.40m (12'2" x 11'2") dormer window to front with fine open country views. 2 cupboards.
OUTSIDE	The house has a good sized area of tarmac providing off-road parking which continues around one side and leads to a walled and fenced back garden.
SERVICES	This and the adjoining cottage are on shared septic tank. Mains water, electricity, phone etc.
POST CODE	AB43 7LT
COUNCIL TAX BAND	Band D
RENT	£500 per calendar month
DEPOSIT	£500
ENTRY	By arrangement.
TERM	Minimum 6 months.
VIEWING	By arrangement with the Letting Agents.
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.**