

BROWN & McRAE

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NOTARIES PUBLIC

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54 HILLVIEW CRESCENT ROSEHEARTY



ASKING PRICE £90,000

This mid terraced very well maintained 3 bedroomed property stands on an elevated site which offers views of the sea in the distance. Situated at the top of a cul-de-sac the property benefits from UPVC woodgrain effect double glazing and oil fired central heating to individual radiators. To the ground floor there is a bright and airy living room, well equipped spacious dining kitchen and a toilet. Upstairs there are 3 double bedrooms and a bathroom fitted with a 4-piece suite. The attic can be accessed via a Ramsey ladder and is fully lined and floored with a separate storage area. Outside the gardens have been well maintained. This property would suit anyone with a growing family looking for an affordable ready to move into home.

HALL, LIVING ROOM, DINING KITCHEN, TOILET. UPSTAIRS: LANDING, 3 DOUBLE BEDROOMS, BATHROOM, ATTIC. OUTSIDE: FRONT & REAR GARDENS, 2 SHEDS, SHARED PEND

HALL

Entering through part frosted glazed UPVC woodgrain effect door. Wood laminate floor with carpeted stairs to upper floor. Phone point, smoke alarm, radiator.

LIVING ROOM



3.94m x 3.85m (12'11" x 12'7") window to front with louvre blinds and views of the sea in the distance. TV/Satellite points, ceiling coving, ceiling rose, radiator.

DINING KITCHEN



5.77m x 3.13m (18'11" x 10'3") fitted with a good range of base and wall units incorporating glass display cabinets, open display shelving, 1½ bowl stainless steel sink and drainer with mixer tap. Worktops with tiled splash backs; built-in ceramic hob with oven beneath and stainless steel extractor hood above. Plumbed for washing machine, recess for tumble dryer. Storage cupboard, part frosted glazed door to pend, 2 windows to rear with louvre blinds. Tiled effect laminate flooring, CH/HW timer control, ceiling coving, ceiling halogen lights on dimmer control, radiator.

TOILET

Frosted glazed window to front with roller blind. Wc and corner mounted whb with tiled splash backs. Wood laminate floor, radiator.

UPSTAIRS

LANDING

Window to rear with louvre blinds and radiator beneath. Full length shelved cupboard. Loft hatch.

BATHROOM

2.61m x 1.61m (8'7" x 5'3") frosted glazed window to rear with roller blind. Fitted with a 4-piece suite of wc, pedestal whb, bath and corner shower cubicle with electric shower. Wood laminate floor, radiator.

**BEDROOM 1**

3.94m x 2.94m (12'11" x 9'7") window to rear with louvre blinds. Built-in shelved cupboard. Radiator.

BEDROOM 2

3.83m x 3.01m (12'7" x 9'10") window to front with louvre blinds and radiator beneath. Along one wall are built-in wardrobes with mirrored sliding doors.

BEDROOM 3

3.99m x 2.32m (13'1" x 9'2") 2 windows to front with louvre blinds. Large walk-in cupboard with shelving and its own light. TV aerial cable, radiator.

ATTIC

5.99m x 2.56m (19'8" x 8'5") accessed via Ramsey ladder from landing. The attic has been lined and floored. Velux window, phone point, wash hand basin with cupboard beneath. Under eaves storage areas.

OUTSIDE

The front garden is in grass with flower/shrub borders. Shared pend to side gives access to the enclosed rear garden which has an area in grass with steps leading to area in stone chippings. Drying poles, oil central heating tank. Cold water tap, outside movement sensor lighting. 2 block built SHEDS.

Home Report available (fee may apply)

POST CODE

AB43 7JF

COUNCIL TAX BAND

Currently band A

ASKING PRICE

£90,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: DGW)

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.