

BROWN & McRAE

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LAWYERS

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13 BURNS CRESCENT FRASERBURGH



FIXED PRICE £175,000

PRICE UNDER HOME REPORT VALUATION!

IMMACULATE AND READY TO MOVE INTO BUNGALOW! This property situated within a prime residential area would suit both younger and older buyers alike and enters through the main front door to the entrance vestibule with a full length glazed door to the hall. The bright and airy lounge has a modern inset remote controlled pebble effect gas fire and TV/Satellite points. The kitchen is fitted with a good range of modern light wooden base and wall units with glass display cabinet, integrated fridge, microwave, ceramic hob, oven and stainless steel chimney style extractor hood; the breakfast bar with matching splash backs divides the room which is on open plan with the family/dining area with TV/Satellite points. There are 2 double bedrooms both with built-in wardrobes, a bathroom which is fitted with a 4-piece suite which includes a separate shower cubicle and a wash hand basin in a vanity unit. The utility room has a base level unit with stainless steel sink and a full length cupboard housing the gas combi boiler. Outside there is a tarmaced driveway which provides off-road parking for several cars leading to the garage. This property has to be viewed to fully appreciate the accommodation on offer which also includes gas central heating and double glazing.

EV, HALL, LOUNGE, KITCHEN & FAMILY ROOM, 2 DOUBLE BEDROOMS, BATHROOM, UTILITY. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY, GARAGE

ENTRANCE VESTIBULE

Entering through front door with frosted glazed panel to side. Through glazed door to:

HALL

2 full length cupboards, phone point, smoke alarm, loft hatch. Through glazed door to:

LOUNGE



4.61m x 4.20m (15'2" x 13'9") window to front with louvre blinds and radiator beneath. TV point and HD Satellite point, remote controlled recessed pebble effect gas fire, ceiling coving, ceiling light and 2 wall lights.

KITCHEN & FAMILY ROOM



6.51m x 3.78m (21'5" x 12'5") the KITCHEN is fitted with a modern light wooden suite of base and wall units with glass display cabinet, open display corner shelving, worktops with breakfast bar and matching splash backs; 1½ bowl stainless steel sink and drainer. Integrated fridge, microwave oven, ceramic hob with oven beneath and stainless steel chimney style extractor hood above. Window to side with roman blind and views of the sea in the distance. Tiled effect laminate floor. On open plan is a carpeted FAMILY/DINING AREA with window to side with louvre blinds, radiator and TV/Satellite points.

BEDROOM 1

3.52m x 3.29m (11'6" x 10'9") window to front with louvre blinds. Along one wall are 3-sliding mirrored doors providing wardrobe storage. Ceiling coving, phone point.



BEDROOM 2

4.89m x 3.27m (16'1" x 10'9") window to rear with louvre blinds and radiator beneath. Double doored built-in wardrobe along one wall, ceiling coving.

BATHROOM



3.03m x 1.73m (9'11" x 10'9") frosted glazed window to side. Fitted with a white 4-piece suite of wc, whb in vanity unit with mirror, glass shelf and shaver socket above. Bath and separate corner shower cubicle with Aqua panelling. Radiator, ceiling coving, Xpelair.

UTILITY ROOM

2.45m x 1.69m (8' x 5'6") window to rear and part frosted glazed door to garden. Base level unit with stainless steel sink and drainer – plumbed for washing machine and recess for tumble dryer. Full length cupboard housing the gas combi boiler. Tiled effect laminate floor, ceiling coving.



OUTSIDE

The front garden is bounded by a low level Fyfestone wall with shaped area in grass. Vehicular opening leads to tarmaced driveway suitable for providing off-road parking for up to 4 cars. The rear garden is mainly in grass with broad slabbed patio area and whirlygig. GARAGE with up and over door, pedestrian door and window, power and light.

Home Report available (fee may apply).

POST CODE

AB43 7AG

COUNCIL TAX BAND

Currently band D

FIXED PRICE

£175,000

VIEWING

By arrangement with the Selling Agents.

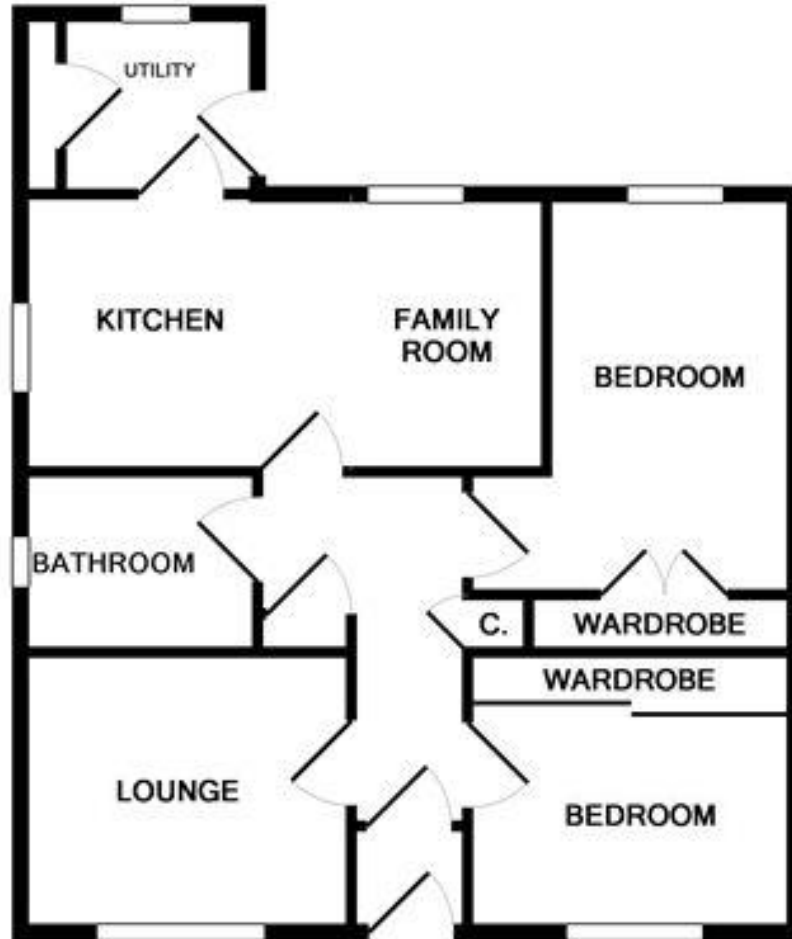
ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

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.



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