

**BROWN & McRAE**

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## 52 CAIRNHILL DRIVE FRASERBURGH



**£1,000 PCM**

Executive detached bungalow situated with a quiet cul-de-sac, now available for lease with immediate entry. This very well maintained property benefits from double glazing and gas central heating throughout the 2 public/5 bedroomed accommodation. The property is accessed through a vehicular opening to loc-block driveway which holds several cars and leads to the integral garage. Gardens front and rear with slabbed patio area accessed from patio doors leading off the family area.

EV, HALL, LOUNGE, DINING ROOM, DINING KITCHEN & FAMILY AREA, UTILITY, 5 BEDROOMS – 2 WITH EN-SUITES, BATHROOM, INTEGRAL GARAGE, DRIVEWAY, FRONT AND REAR GARDENS

ENTRANCE VESTIBULE	Amtico wood effect floor, matwell, ceiling coving. Glazed door to:
HALL	Double doored cloak cupboard with internal loft hatch and housing the electric breaker box. Loft hatch, smoke alarm.
LOUNGE	5.48m x 4.67m (18' x 15'4") into bay window to front with radiator beneath. TV point. Double doors to:
DINING ROOM	3.59m x 2.97m (11'11" x 9'9") window to side with radiator beneath.
KITCHEN & FAMILY AREA	5.41m x 4.86m (17'9" x 16') window to rear. Kitchen is fitted with a white suite of base and wall units, worktops extending to breakfast bar, matching splash backs; corner 1½ bowl sink and drainer. Built-in stainless steel gas hob with stainless steel extractor hood above; separate oven and microwave. Wall mounting for TV, phone point. Tiled effect laminate flooring continues to the FAMILY AREA with double sliding patio doors to rear.
UTILITY ROOM	2.93m x 1.71m (9'8" x 5'7") window to side and part glazed door to rear garden. Base and wall units, worktop, double sink and drainer with mixer tap and tiled splash backs. Washing machine, dishwasher, American style fridge freezer and tumble dryer. Cupboard housing the hot water tank. Tiled floor, matwell.
BATHROOM	Frosted glazed window to rear. Tiled around to ½ height and fitted with a 4-piece suite of wc, whb in vanity unit with illuminated mirror above; step up to bath, separate shower cubicle. Toilet accessories, Xpelair, heated towel rail.
MASTER BEDROOM	Accessed off the main hall and up steps. 4.48m x 3.54m (14'8" x 11'7") windows front and side. TV wall bracket, phone point. Mirrored doors along one wall provide wardrobe storage and also concealed entrance to:
EN-SUITE	Fitted with a 4-piece suite of wc in vanity units along one wall; further wall in vanity units with 2 wash hand basins. Large shower cubicle with power shower. Window with Venetian blind, heated towel rail, Xpelair, toilet accessories.
BEDROOM 2	3.22m x 2.06m (10'7" x 8'6") window to front with roller blind. Double mirrored doored built-in wardrobe. Radiator, wood laminate floor.
BEDROOM 3	3.35m x 2.83m (11' x 9'2") window to rear with roller blind. Double mirrored doored built-in wardrobe. Wood laminate floor, radiator.
BEDROOM 4	4.35m x 3.22m (14'3" x 10'7") window to front with radiator beneath. Wood laminate floor. Door to:
EN-SUITE	Fitted with a 3-piece suite of wc, pedestal whb, shower cubicle with Aqua panelling. Xpelair, wood laminate floor, radiator.
BEDROOM 5	2.93m x 2.31m (9'7" x 7'7") window to rear with roman blind. Suspended ceiling halogen lights. Double mirrored doored built-in wardrobe. Wood laminate floor, radiator.
INTEGRAL GARAGE	With electrically operated up and over door, power and light. Door to garden and window to side.
OUTSIDE	The property bounded by low level Fyfestone wall with good sized area in lawn with flower/shrub borders. Vehicular access to loc-bloc driveway which leads to the garage and up side of property to further area providing off-road parking. (Please note access will not be given to the double garage to rear). Enclosed rear garden in lawn with slabbed patio area and STORE. Outside lighting. Whirlygig.
POST CODE	AB43 9ST
COUNCIL TAX BAND	Band E
RENT	£1,000 per calendar month, payable monthly in advance.

DEPOSIT	£1,000
VIEWING	By arrangement with the Letting Agents.
TERM	Minimum 6 months.
ENTRY	Immediate entry can be given, otherwise 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**