

**BROWN & McRAE**

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## 4 GREENBANK WALK FRASERBURGH



**OFFERS OVER £275,000**

VIEWING A MUST to fully appreciate the accommodation on offer with this ready to move into property. **4 Greenbank Walk** is an executive detached 2 public/4 bed roomed family bungalow located within a very much sought after residential part of town. Located within a small cul-de-sac with views of the countryside between the houses from some of the rooms, this property which is in ready to move into condition is for sale to include newly laid wood laminate flooring throughout. The family kitchen has been fitted with a modern suite of base and wall units, worktops with matching breakfast bar and built-in stainless steel gas hob, oven and chimney style extractor hood. There is a bright and airy lounge, 4 bedrooms all with fitted wardrobes and one with an en-suite, a family room, bathroom and a utility room. There are front, side and rear gardens in lawn and a driveway which leads to the garage. The property has full double glazing, gas central heating and hardwood skirtings and facing throughout.

EV, HALL, LOUNGE, FAMILY/DINING ROOM, DINING KITCHEN, UTILITY, 4 BEDROOMS – ONE WITH EN-SUITE, BATHROOM. OUTSIDE: FRONT, SIDE AND REAR GARDENS, GARAGE, DRIVEWAY

ENTRANCE VESTIBULE

Entering through hardwood front door with frosted glazed side-lights. Matwell, ceiling coving, wood laminate floor. Through glazed door to:

HALL

Shelved storage cupboard housing the electric breaker switches, further cupboard housing the hot water tank. Smoke alarm, loft hatch, radiator, wood laminate floor.

LOUNGE



5.61m x 4.31m (18'5" x 14'1") window to front. TV and phone points, ceiling coving, radiator, wood laminate floor.

FAMILY/DINING ROOM

4.27m x 3.11m (14' x 10'2") window to front with radiator beneath. Ceiling coving, wood laminate floor.

DINING KITCHEN

6.04m x 4.13m (19'10" x 13'7") window with illuminated pelmet above and double sliding patio doors to rear. Fitted with a modern light wooden suite of base and wall units, worktops with matching breakfast table. Built-in stainless steel gas hob with oven beneath and chimney style extractor hood above. 1½ bowl stainless steel sink and drainer. Recess for dishwasher and fridge. TV point, radiator, tiled effect laminate floor. Door to:



UTILITY ROOM

3.01m x 1.70m (9'10" x 5'7") window to front. Base level sink unit – plumbed for washing machine and recess for tumble dryer. Wall mounted gas central heating boiler. Xpelair, tiled effect laminate floor. Door to garden.

BATHROOM



3.02m x 2.27m (9'11" x 7'5") frosted glazed window to side. Fitted with a modern white 3-piece suite of wc, wall mounted whb and bath. Xpelair, radiator, tiled effect laminate floor.

**MASTER BEDROOM**

4.04m x 3.03m (13'3" x 9'11") window to side with radiator beneath. Built-in wardrobe with 3-sliding mirrored doors along one wall. TV point, wood laminate floor. Door to:



**EN-SUITE**



Frosted glazed window to side. Fitted with a white suite of wc, whb in vanity unit with matching cupboard storage to side. Large walk-in shower cubicle with Aqua panelling. Xpelair, radiator. Tiled effect laminate floor.

**BEDROOM 2**

3.03m x 3.01m (9'11" x 9'10") window to side with radiator beneath. Built-in wardrobe along one wall. Wood laminate floor.



**BEDROOM 3**

3.73m x 2.60m (12'3" x 8'6") window to side with radiator beneath. Built-in wardrobe, wood laminate floor.

**BEDROOM 4**

4.12m x 2.98m (13'6" x 9'9") window to side with radiator beneath. Built-in wardrobe, wood laminate floor.

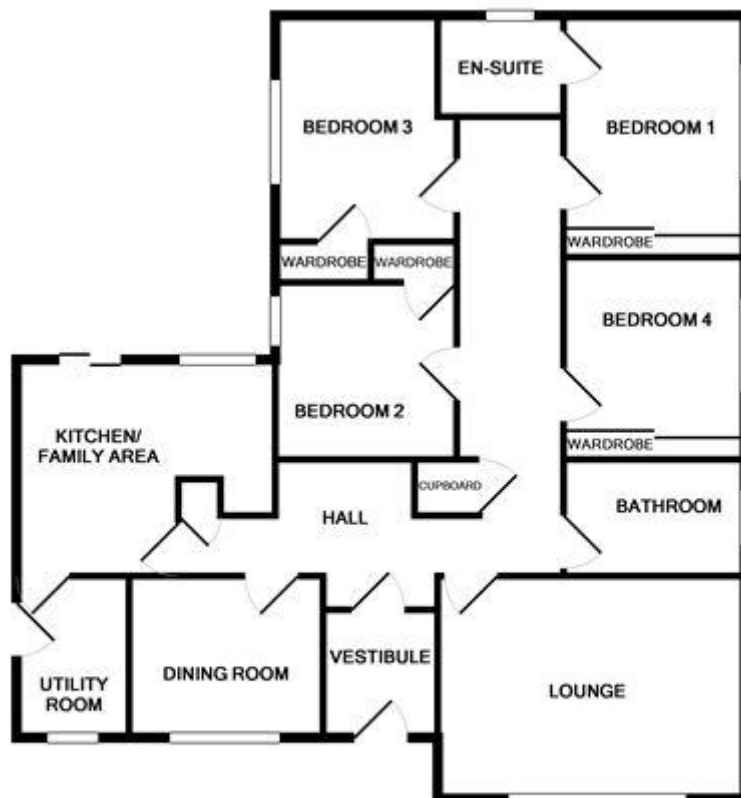
**OUTSIDE**



There are front, side and rear gardens. Driveway to side in part slabs/part gravel leads to the GARAGE with up and over door, pedestrian door to side. Whirlygig and outside lighting.

GENERAL	Wood laminate flooring has been laid throughout the property.
ASKING PRICE	Offers over £275,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: BS)

**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 BE USED AS SUCH BY ANY  
PROSPECTIVE PURCHASER