

**BROWN & McRAE**

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## 1 CAIRNHILL ROAD FRASERBURGH



### REGION OF £275,000

This executive detached 5 bedroomed family home is going to surprise any viewer on entering when they see the scale of accommodation both inside and out. The property enters through the front door to the entrance vestibule with door leading to the broad hallway. The bright and airy lounge has double doors leading to the dining room with patio doors leading to the rear garden. The kitchen is fitted with a good range of base and wall units with 5-burner stainless steel cooking range with red brick feature archway above and a central island with stainless steel sink and drainer, plumbing for dishwasher and overhead cooking utensil rack. There is a large conservatory off the kitchen on open plan with double French doors. Also to the ground floor there is a bedroom currently used as an office, toilet and a utility room. Upstairs there are 4 bedrooms – one with an en-suite and a family bathroom. Outside there is a loc-bloc driveway providing off-road parking with 2 separate entrances and wooden gate leading to the enclosed child friendly rear garden which is mainly in lawn with a broad slabbed patio area and 2 wooden sheds. There is also a double garage with up and over door. The property also has double glazing and gas central heating throughout.

EV, HALL, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, BEDROOM/STUDY, TOILET, UTILITY ROOM. UPSTAIRS: LANDING, 4 BEDROOMS – ONE WITH EN-SUITE, BATHROOM. OUTSIDE: FRONT & REAR GARDENS, DRIVEWAY, DOUBLE GARAGE, SHEDS

## ENTRANCE VESTIBULE

Entering through part frosted glazed hardwood front door with matching frosted glazed panel to side. Window to front with louvre blinds. Matwell, Dimplex electric panel heater. Glazed door to:

## HALL

Cloak cupboard with its own light housing the electric breaker switches. Open plan staircase to upper floor with radiator beneath. Smoke alarm, 2 phone points.

## LOUNGE



5.61m x 4.31m (18'5" x 14'2") window to front with louvre blinds and radiator beneath. TV/Satellite and phone points, 2 wall lights and ceiling light. Double sliding glazed doors to:

## DINING ROOM



3.90m x 3.61m (12'9" x 11'10") double sliding patio doors with louvre blinds giving access to rear garden. TV point, radiator.

## KITCHEN



4.16m x 2.82m (13'8" x 9'3") fitted with a wooden suite of base and wall units with wine rack and glass display cabinets. Stainless steel 5-burner cooking range with red brick feature archway above. Central island with stainless steel sink and

drainer, plumbing for dishwasher, power socket and overhead utensil rack. Integrated microwave oven and fridge. Wood laminate floor, radiator. Down step to:

#### CONSERVATORY

5.35m x 4.14m (17'7" x 13'7") windows on 3 sides with double French doors to garden. Wood laminate floor, TV and phone points, radiator.



#### BEDROOM/STUDY

3.83m x 3.35m (12'7" x 11') window to front with louvre blinds and radiator beneath. TV and phone points.

#### TOILET

1.96m x 1.61m (6'5" x 3'9") frosted glazed window to side.

Wc and pedestal whb. Tiled effect laminate floor, radiator.

#### UTILITY ROOM

5.36m x 2m (17'7" x 6'7") this room is on split level with wood laminate floor, worktop with gas central heating boiler above and storage units. Full length cupboard. Step down to further area with base and wall units, 1½ bowl stainless steel sink and drainer – plumbed for washing machine and vent for tumble dryer. Window and part frosted glazed door to garden.

#### UPSTAIRS

#### LANDING

Loft hatch to partly floored attic storage area. Cupboard housing the hot water tank. Smoke alarm.

#### MASTER BEDROOM



4.03m x 3.79m (13'3" x 12'6") window to front with louvre blinds and radiator beneath. Double doored built-in wardrobe. TV point. Door to:

#### EN-SUITE

Frosted glazed window to front with louvre blinds and radiator beneath. Fitted with a 3-piece suite of wc, whb in vanity units with tiled splash back and illuminated mirror above. Shower cubicle with Aqua panelling and electric shower. Tiled effect laminate floor.



## BEDROOM 2



4.08m x 3.97m (13'4" x 13')  
window to rear with louvre  
blinds and radiator beneath.  
Phone point.

## BEDROOM 3

3.72m x 2.92m (12'2" x 9'7")  
window to rear with louvre  
blinds and radiator beneath.  
Double doored built-in  
wardrobe. TV point.



## BEDROOM 4



3.76m x 3.35m (12'4" x 11')  
window to front with louvre  
blinds and radiator beneath.  
Double doored built-in  
wardrobe. TV point.

## BATHROOM

2.63m x 2.33m (9'3" x 7'7")  
frosted glazed window to rear.  
Tiled around to full height and  
fitted with a cream coloured  
suite of wc, pedestal whb with  
illuminated mirrored cabinet  
above, bath and separate  
shower cubicle with power  
shower and Aqua panelling.  
Xpelair, radiator.



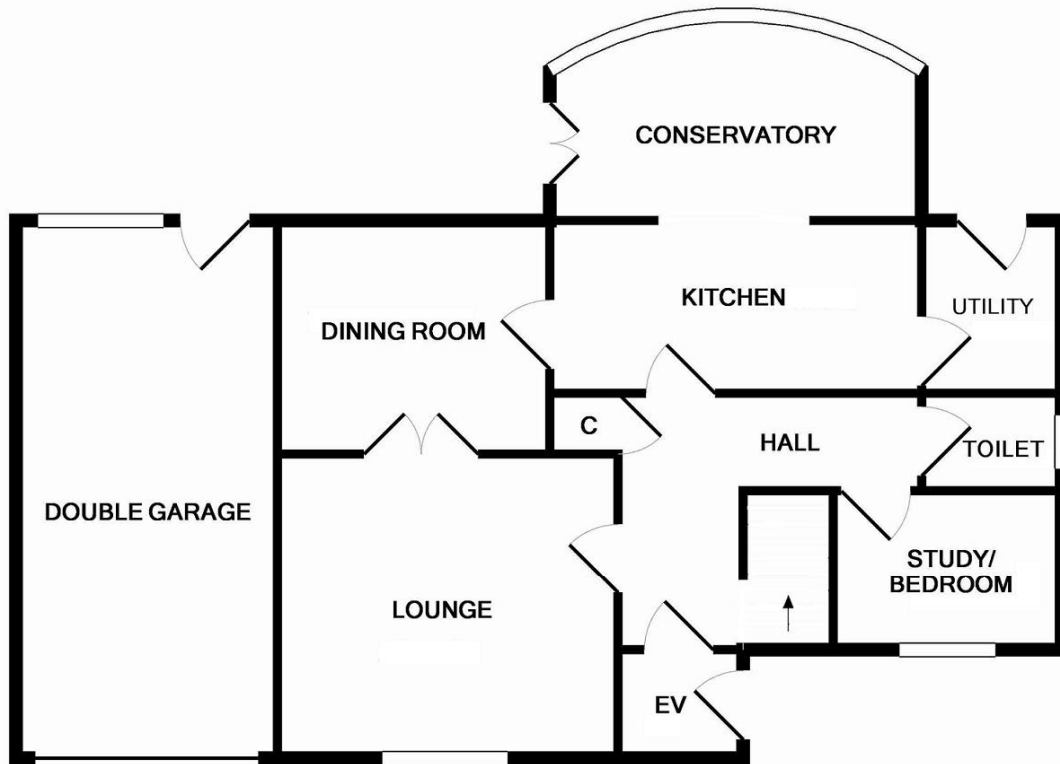
## OUTSIDE

To the front of the house there  
are 2 separate vehicular  
entrances leading to a loc-bloc  
driveway providing off-road  
parking for several cars with  
various low maintenance areas  
in stone chippings and flower/  
shrub beds. The fully enclosed  
rear garden is bounded by a  
block built wall and laid out

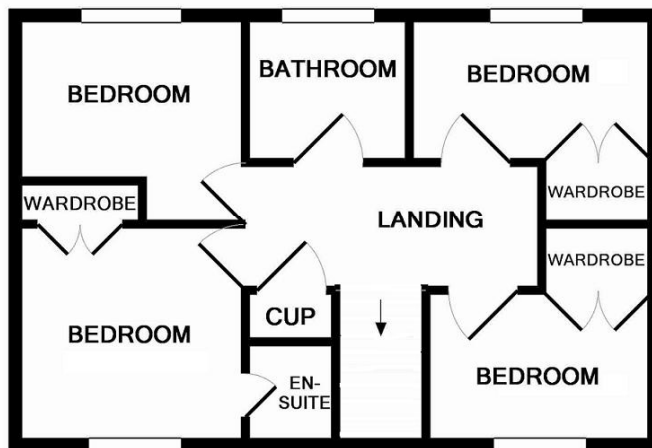
mostly in lawn with slabbed path along boundary of house which leads to further broad slabbed area extending down to 2 wooden sheds at far left hand corner. Leylandii hedging and mature tree and shrub planting. Whirlygig. Outside lighting.

DOUBLE GARAGE	With up and over door, ample power and light, radiator, phone point and pedestrian door to rear. There is also a loft storage area.
HOME REPORT	Available to interested parties on request (fee may apply).
POST CODE	AB43 9SS
COUNCIL TAX BAND	Band E
ASKING PRICE	Region of £275,000
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.**



GROUND FLOOR



1ST FLOOR

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