

**BROWN & McRAE**

www.brown-mcrae.co.uk

fraserburgh@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

Anderson House  
9 – 11 Frithside Street  
Fraserburgh  
Aberdeenshire  
AB43 9AB  
Tel: 01346 515797  
Fax: 01346 519168

10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS  
Tel: 01888 568950  
Fax: 01888 563031

## 59 UNION GROVE FRASERBURGH



**OFFERS OVER £89,000**

Mid terraced granite built property situated within a much sought after residential part of town, within easy walking distance of the town centre and local schools. The property has double glazing and gas central heating and enters through the front door to the hall with a door leading to the living room with bay window to front and a coal effect gas fire. The kitchen is fitted with a range of base and wall units with door to rear garden and a door leading to a toilet. Upstairs there are 2 double bedrooms, a boxroom and a shower room. This property would suit anyone looking to take their first step onto the property ladder or the person looking for the ideal investment property.

HALL, LIVING ROOM, KITCHEN, TOILET. UPSTAIRS: 2 BEDROOMS, BOXROOM, SHOWER ROOM.  
OUTSIDE: FRONT AND REAR GARDEN

HALL

Entering through part frosted glazed hardwood front door. Stairs to upper floor. Smoke alarm, phone point. Through glazed door to:

LIVING ROOM



4.92m x 4.21m (16'3" x 13'10") into bay window to front with leaded effect top panel and Venetian blinds. Tiled fireplace with coal effect gas fire and decorative wooden mantle (back boiler). Arched recess with low level cupboard and wall light. TV aerial cable, radiator.

KITCHEN

5.29m x 2.29m (17'4" x 7'6") window and door to rear. Fitted with a range of base and wall units with worktops, breakfast table and tiled splash backs; stainless steel sink and drainer. Concealed hot water tank, electric cooker point. Full length double louvre doored cupboard. Door to:



TOILET

Wc and wall mounted whb. Xpelair.

UPSTAIRS  
LANDING

Loft hatch.

SHOWER ROOM



1.98m x 1.90m (6'6" x 5'9") frosted glazed window to rear. Tiled around to half height and fitted with a 3-piece suite of wc, whb in vanity unit and fully tiled shower cubicle. Radiator.

BEDROOM 1

3.81m x 3.55m (12'6" x 11'7") window to front with Venetian blinds. Built-in wardrobe, radiator.

BEDROOM 2

3.83m x 3.19m (12'7" x 10'5") window to rear with Venetian blinds. Radiator.

BOXROOM

1.99m x 1.79m (6'6" x 5'11") small window to front.

OUTSIDE	The front garden is bounded by a privet hedge and is laid out in lawn with flower/shrub borders. Shared pend to side leads through wooden gate to the rear garden which is mainly in lawn with slabbed path and drying poles. Outside light.
	Home Report available (fee may apply).
POST CODE	AB43 9PE
COUNCIL TAX BAND	Currently band A
ASKING PRICE	Offers over £89,000
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 BY USED AS SUCH BY ANY  
PROSPECTIVE PURCHASER