

**BROWN & McRAE**

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LAWYERS

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## 52 GALLOWHILL ROAD FRASERBURGH



**OFFERS OVER £105,000**

This deceptively spacious 3 bedroomed granite built end terraced property has to be viewed to fully appreciate the accommodation on offer. The property has double glazing and gas central heating throughout and enters through the front door to the hall with door off to the living room which has a marble fireplace with coal effect gas fire and a door leading to the kitchen which has been fitted with a good range of base and wall units. The bathroom is also to the ground floor and is fitted with a 3-piece suite. Upstairs there is a generous sized bedroom to the front with fitted wardrobes and matching furniture as well as an en-suite toilet. There are 2 further double bedrooms. Outside there is a tarmac driveway leading to the garage and front and rear gardens.

HALL, LIVING ROOM, KITCHEN, BATHROOM. UPSTAIRS: 3 BEDROOMS – ONE WITH EN-SUITE TOILET.  
OUTSIDE: FRONT AND REAR GARDENS, DOUBLE LENGTH GARAGE, DRIVEWAY, GREENHOUSE

## HALL

Entering through part frosted glazed hardwood door. Low level cupboard housing the electric meter. Stairs to upper floor with storage cupboard beneath. Smoke alarm, radiator.

## LIVING ROOM



4.94m x 3.60m (16'3" x 11'9") window to front with louvre blinds and radiator beneath. Marble fireplace with coal effect gas fire (back boiler). TV/Satellite points, smoke alarm. Door to:

## KITCHEN



3.81m x 2.93m (12'6" x 9'7") window to rear with louvre blinds. Fitted with a suite of base and wall units incorporating glass display cabinets, open display shelving and sink and drainer with mixer tap. Built-in electric hob with oven beneath and extractor hood above. Integrated fridge and freezer and plumbed for washing machine. Ceramic tiled floor, radiator. Part frosted

glazed door to garden. Walk-in cupboard with window to side, shelving and cloak hooks.

## BATHROOM

2.14m x 2.14m (7' x 7') tiled around to full height with frosted glazed window to side. Fitted with a pale cream coloured suite of wc, pedestal whb and corner Jacuzzi bath with shower and cantilevered shower screen above. Radiator.



## UPSTAIRS LANDING

Window to side with louvre blinds. Loft hatch.

## BEDROOM 1



5.04m x 3.39m (16'7" x 11'1") window to front with louvre blinds and radiator beneath. Fitted suite of wardrobe with matching dressing table. Door to EN-SUITE TOILET with wc, wall mounted whb and Xpelair.

## BEDROOM 2

4.39m x 2.70m (14'4" x 8'10") window to rear with louvre blinds and radiator beneath. Full length shelved cupboard.

## BEDROOM 3

3.30m x 3.11m (10'10" x 10'2") window to rear with louvre blinds and radiator beneath. Fitted suite of wardrobes with matching chest of drawers.



## OUTSIDE

The front garden is laid out in shrub/rose planting and bounded by a render finished wall with wooden gate giving access. Vehicular opening leads to tarmac driveway providing off-road parking for several vehicles and leading to the GARAGE suitable for holding up to 2 cars with up and over door, power and light, pedestrian door and window. Wooden gate gives access to the fully enclosed rear garden bounded block built walls and is laid out mainly in slabs with an area in pink granite stone chippings and an area in tree/shrubs. GREENHOUSE with its own light. Outside lighting.

Home Report available (fee may apply)

## POST CODE

AB43 9JU

## COUNCIL TAX BAND

Band A

## ASKING PRICE

Offers over £105,000

## VIEWING

By arrangement with the Selling Agents.

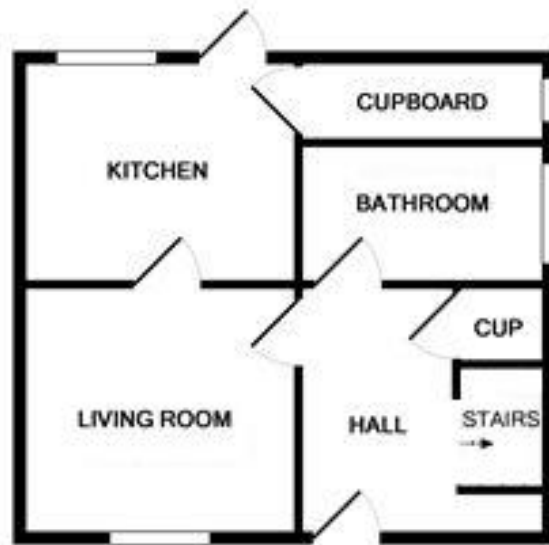
## ENTRY

By arrangement.

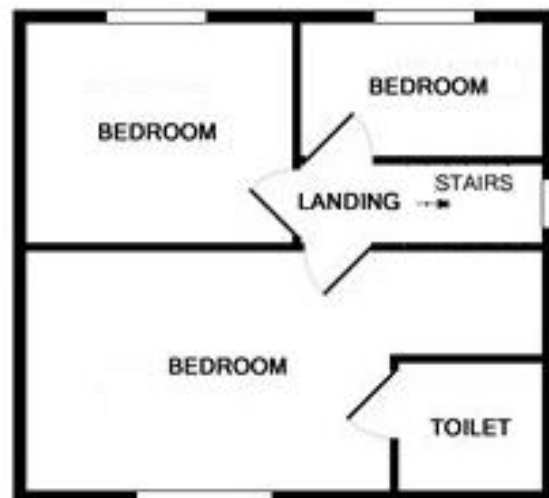
## OFFERS TO

Messrs. Brown & McRae (Ref: KSP)

**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