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2 MAIN STREET BROADSEA, FRASERBURGH



OFFERS OVER £159,000

WOW! This traditional former fisherman's cottage from the outside looks like any other cottage on the street until you enter through the front door and find not only a property with an up-to-the-minute chic interior but also boasting uninterrupted panoramic views of the sea and shore. You are definitely sure to be amazed at the accommodation on offer within this property that has been adapted into a modern home which includes the lounge, a modern kitchen with integrated appliances and dining/family room all on open plan, as well as a rear hall with large picture windows from where the stunning views can be seen. Also to the ground floor there is a double bedroom with a built-in wardrobe along one wall, a utility/shower room and an integral garage. Stairs leads to the master bedroom with a dressing room off and a bathroom fitted with a modern 4-piece suite. The property has been very well maintained both inside and out with double glazing and gas central heating fired by a combi boiler to individual radiators throughout.

For video images of the property log onto - <http://vimeo.com/13450742>

EV, LOUNGE, KITCHEN & DINING/FAMILY ROOM ON OPEN PLAN, REAR HALL, BEDROOM, SHOWER ROOM/UTILITY. UPSTAIRS: LANDING, MASTER BEDROOM WITH DRESSING ROOM, BATHROOM. INTEGRAL GARAGE. ENCLOSED REAR GARDEN

ENTRANCE VESTIBULE

Entering through part frosted glazed UPVC woodgrain effect door. Low level cupboard housing the electric breaker switches, wall mounted security alarm. Through frosted glazed door to:

LOUNGE



5.33m x 3.53m (17'6" x 11'7") window to front with Venetian blinds. Feature pebble/driftwood fireplace with modern wall mounted low level storage cupboards and illuminated recesses to either side. Wooden floor, 2 radiators. Wall mounted television which is to be included in the sale. Carpeted turning stairs to upper floor with storage cupboard to the side. CH/HW timer control. Through on open plan to Dining/Family Room and also to:

KITCHEN



4.23m x 3.64m (13'11" x 11'6") window to rear offering stunning uninterrupted views of the shore and sea. Fitted with a modern light wooden suite of base and wall units, granite worktops with matching breakfast bar, tiled splash backs and 1½ bowl sink and drainer. Built-in 5-burner stainless steel gas hob with stainless steel splash back and chimney style extractor hood above and electric oven beneath. Integrated dishwasher, combination microwave oven and fridge. Wooden floor continuing through from lounge which also continues on open plan to:

REAR HALL

2 large windows with Venetian blinds and uninterrupted views of the shore and sea. Shelved glass doored display cupboard. Radiator. Through on open plan from lounge and from hall to:



DINING/FAMILY ROOM



4.22m x 3.16m (13'10" x 10'4") French door with Venetian blind and matching side panel leads out to the rear garden. Wooden floor, phone point, radiator.

BEDROOM 1



3.49m x 2.72m (11' x 8'11") window to front with Venetian blinds. Along one wall there is a built-in wardrobe with central mirrored panels. Phone point, radiator. *(The double water bed in this room may be included in the sale).*

SHOWER ROOM/UTILITY

2.87m x 2.16m (9'5" x 8'7") fully tiled large walk-in shower cubicle, toilet and base level unit with stainless steel sink and drainer – plumbed for washing machine. Natural slate tiled floor, heated towel rail, radiator. Door to integral garage.



UPSTAIRS

LANDING

Window to rear with Venetian blind.

MASTER BEDROOM



4.80m x 4.52m (15'10" x 14'10") window to rear with radiator beneath and Venetian blind. Second radiator. Full length glazed door to:

DRESSING ROOM

Velux window to front. Fitted with suite of open shelving, hanging rails, tie racks and matching chests of drawers, radiator.



BATHROOM



2.96m x 2.58m (9'8 x 8'6") window to rear with Venetian blind. Fitted with a 4-piece modern white suite of wc, 2 separate wall mounted wash hand basins with vanity units beneath and mosaic tiling and mirror above. Tiled around shower/bath with shower screen. Heated towel rail, radiator, phone point and Xpelair. Limestone tiled floor. Door to cupboard housing the gas combi boiler.

INTEGRAL GARAGE

Electrically operated up and over door, ample power and light.

OUTSIDE

The rear garden has a broad area in concrete with steps leading to further area in pink concrete and bounded by a Fyfestone wall. Path leads to wooden gate to side of house.

GENERAL

The Sellers have obtained Planning Consent for a contemporary, architect designed 2 storey extension to the house should this be of interest to any purchaser.

For a video walkthrough of this property please visit the following website address: <http://vimeo.com/13450742>

Home Report available (fee may apply)

POST CODE

AB43 9RT

COUNCIL TAX BAND

Currently band C

ASKING PRICE

Offers over £159,000

VIEWING

By arrangement with the Selling Agents.

ENTRY

By arrangement.

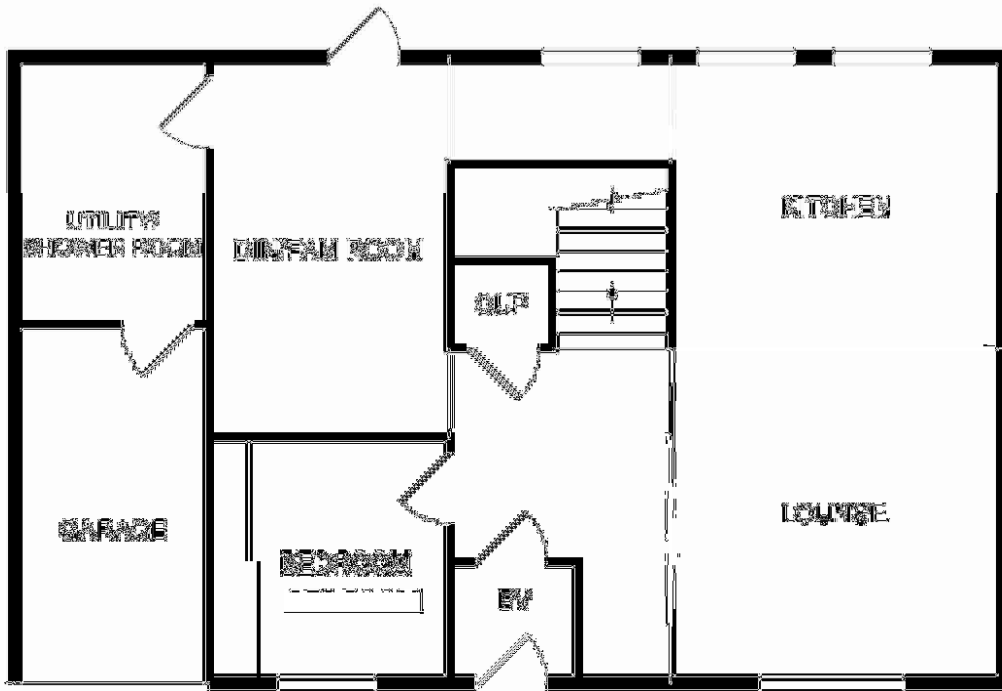
OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

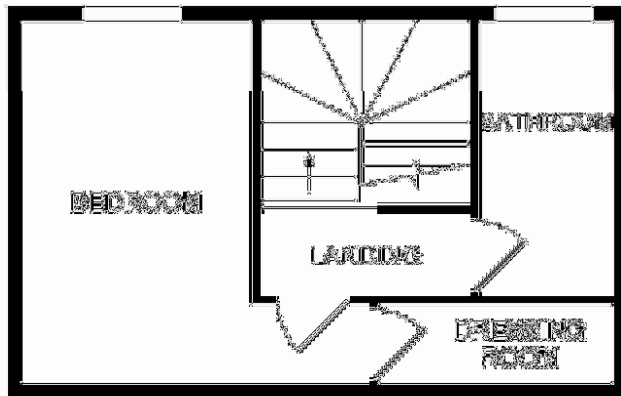
NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.



View from garden wall



GROUND FLOOR



1ST FLOOR

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