

**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

## 5 GREENBANK GROVE FRASERBURGH



**OFFERS OVER £269,000**

Boasting uninterrupted views of open countryside to the front is this deceptively spacious executive detached 2 public/4 bed roomed detached bungalow. Situated within a cul-de-sac of prime residential properties, this family home built around 2 years ago offers any purchaser with a well maintained and ready to move into home. The property enters through the front door to the vestibule with door continuing through to the L-shaped hall and doors off to the lounge, dining room, kitchen and family room, 4 bedrooms – one with an en-suite, a family bathroom, utility room and integral garage. There is a good sized enclosed garden to the rear in lawn and a driveway to the front in granite stone chippings providing off-road parking for several cars. The house benefits from gas central heating, double glazing and hardwood skirtings and facings throughout and is most definitely well worth viewing.

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

**ENTRANCE VESTIBULE**

Entering through front door with frosted glazed panel to side. Pergo wooden floor, matwell. Through glazed door with glazed panel to:

**HALL**

Cupboard housing the hot water cylinder. Loft hatch, 2 smoke alarms, radiator.

**LOUNGE**



5.58m x 4.20m (18'4" x 13'9") window to front with wooden Venetian blind and superb views of the countryside. TV/Satellite points, radiator.

**DINING ROOM**

4.27m x 3.02m (14' x 9'11") window to front with wooden Venetian blind and radiator beneath. Pergo wooden floor.



**KITCHEN & FAMILY ROOM**



6.04m x 4.15m (19'10" x 13'7") the KITCHEN is fitted with a modern 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 and illuminated pelmet above. Integrated dishwasher, stainless steel sink and drainer. Window to rear with Venetian blind and illuminated pelmet above. The FAMILY AREA has double sliding patio doors to rear garden with Venetian blinds. TV point, radiator. Tiled effect flooring throughout and low voltage ceiling lights. Door to utility.

## MASTER BEDROOM



4.06m x 3.03m (13'4" x 9'11") window to side with wooden Venetian blind and radiator beneath. Along one wall are 3 sliding mirrored doors providing wardrobe storage. Pergo wooden floor, phone point. Door to:

## EN-SUITE

Frosted glazed window to rear with roller blind. Tiled around to full height and fitted with a 3-piece suite of wc, whb in vanity unit with matching base level unit to side; large walk-in shower cubicle with Aqua panelling. Pergo wooden floor, Xpelair.

## BEDROOM 2

3.76m x 2.97m (12'4" x 9'9") window to side with wooden Venetian blind and radiator beneath. Built-in wardrobe, Pergo wooden floor.



## BEDROOM 3



4.09m x 2.98m (13'6" x 9'9") window to side with wooden Venetian blind and radiator beneath. Built-in wardrobe, Pergo wooden floor.

## BEDROOM 4

3.03m x 3m (9'11" x 9'10") window to side with wooden Venetian blind and radiator beneath. Built-in wardrobe along the length of one wall.



## BATHROOM



3.03m x 3m (9'11" x 9'10") tiled around to full height with matching ceramic tiled floor. Fitted with a modern 3-piece suite of wc, wall mounted whb with mirror above and bath. Frosted glazed window to side, Xpelair, radiator.

## UTILITY ROOM

2.97m x 1.70m (9'9" x 5'7") window to front with wooden Venetian blind. Base level unit with stainless steel sink and drainer – plumbed for washing machine and recess for tumble dryer. Xpelair, radiator. Door to:

## INTEGRAL GARAGE

With up and over door to front, pedestrian door to rear. Gas central heating boiler and electric breaker switches.

## OUTSIDE

Vehicular opening leads to driveway in granite stone chippings providing off-road parking for several cars. The front garden is laid out in lawn with wooden gates leading to the enclosed rear garden bounded by wooden fence and laid out in lawn. Whirlygig and wooden SHED. Outside lighting.

Home Report available (fee may apply).

## POST CODE

AB43 7HX

## COUNCIL TAX BAND

Currently band E

## ASKING PRICE

Offers over £269,000

## VIEWING

By arrangement with the Selling Agents.

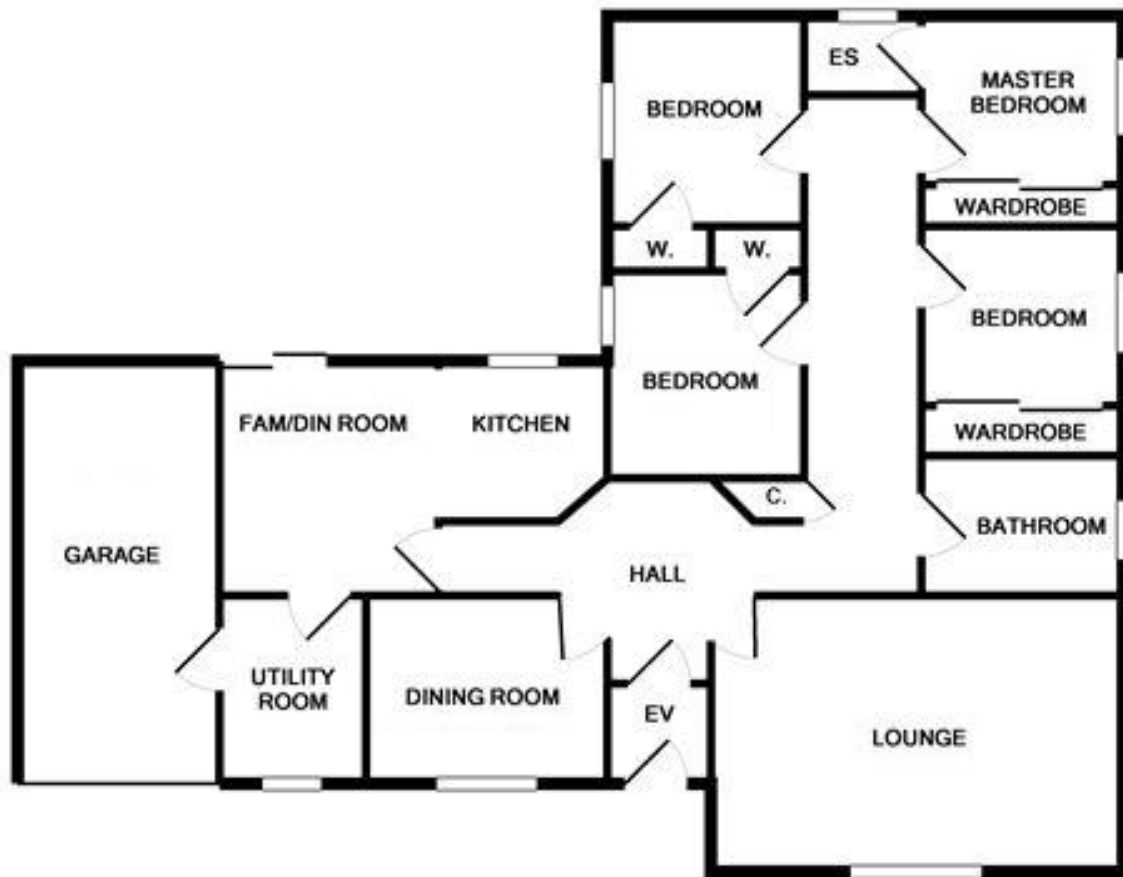
## ENTRY

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.**



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