

**BROWN & McRAE**

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ESTATE AGENTS  
NOTARIES PUBLIC

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## 61 HILLCREST FRASERBURGH



**ASKING PRICE £105,000**

Semi-detached granite built 2 public/3 bedroomed family home that truly has to be viewed to fully appreciate the scale of accommodation within. This property has been extended to the rear to provide a good sized dining kitchen fitted with a recently installed modern kitchen suite. The extension also includes a utility room and shower room with door giving access to rear garden. To the ground floor there is also a spacious living room with windows front and rear and a separate dining/family room which give access through to the kitchen. Upstairs there are 2 good sized double bedrooms and a bathroom, with the stairs continuing from the main landing up to further landing and through to an attic bedroom. There is an area to the front of the house in tarmac which provides off-road parking for up to 2 cars. The rear garden is in grass with drying poles, cold water tap and a block built render finished store. Located within a few minutes walking distance of both primary and secondary Schools, Hospital, College and a local supermarket. With UPVC double glazing and gas central heating, making this an opportunity not to be missed!

HALL, LIVING ROOM, DINING/FAMILY ROOM, DINING KITCHEN, UTILITY, SHOWER ROOM. UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM, SECOND FLOOR LANDING, ATTIC BEDROOM. OUTSIDE: OFF-ROAD PARKING, REAR GARDEN, STORE

HALL

Entering through UPVC woodgrain effect door with frosted glazed panel and frosted glazed side-lights. Turning stairs to upper floor with storage cupboard beneath. Further cupboard housing the electric meter. Smoke alarm, radiator, phone point.

LIVING ROOM



6.23m x 3.05m (20'5" x 10') windows front and rear with louvre blinds. Wall mounted gas fire. TV/Satellite points. Smoke alarm, radiator.

DINING/FAMILY ROOM

3.31m x 2.59m (10'10" x 8'6") Radiator. Through on open plan to:

DINING KITCHEN

3.36m x 2.76m (11'1" x 9'1") windows to rear and side with Venetian blinds. Fitted with a modern 'walnut' suite of base and wall units, worktops, 1½ bowl stainless steel sink and drainer. Built-in 5-burner stainless steel gas hob with stainless steel splash back and extractor hood above, separate double oven. Integrated fridge freezer. Tiled effect laminate floor, ceiling halogen lights, radiator. Door to:



UTILITY ROOM

2.77m x 1.72m (9'1" x 5'8") window to rear with Venetian blind. Base and wall units with stainless steel sink and drainer. Plumbed for washing machine and recess for tumble dryer. Tiled effect laminate floor, Xpelair, part frosted glazed door to garden. Door to:

SHOWER ROOM

Frosted glazed window to rear with Venetian blind. Aqua panelling to half height around most of the room with wc and wall mounted whb. Plumbed for shower (to be installed) with Aqua panel to full height. Tiled effect laminate floor, Xpelair, radiator.

UPSTAIRS

LANDING

Smoke alarm, radiator.

BATHROOM

Frosted glazed window to rear. Fitted with a pale grey 3-piece suite of wc, pedestal whb; bath tiled around with shower and shower screen above. Radiator.

BEDROOM 1

3.61m x 2.84m (11'10" x 9'4") window to rear with louvre blinds and radiator beneath. Cupboard housing the hot water tank. Wood laminate floor.

BEDROOM 2

3.66m x 2.75m (12' x 9') window to front with louvre blinds and radiator beneath. Double mirrored doored built-in wardrobe. TV aerial cable.

SECOND FLOOR LANDING

Velux window to rear. Low level doors giving access to under eaves storage.

ATTIC BEDROOM

3.59m x 3.49m (11'10" x 11'5) Velux window to front. Cupboard concealing cold water tank and doors giving access to under eaves storage. Radiator.

OUTSIDE	Tarmac driveway to front of house provides off-road parking for up to 2 cars. Low level Fyfestone wall divides this from path and steps which lead to the front door with outside storage cupboard. Path continues up side of house through wooden gates to the rear garden which is mainly in grass with drying poles. Outside cold water tap. Block built render finished STORE.  Home Report available (fee may apply)
POST CODE	AB43 9NB
COUNCIL TAX BAND	Currently band A
ASKING PRICE	£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.**