

BROWN & McRAE

LAWYERS
ESTATE AGENTS
NOTARIES PUBLIC

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24 LOGIE ROAD CRIMOND



FIXED PRICE £85,000/£500 PCM

IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY! This semi-detached 2 bedroomed house is located within the Village of Crimond. The property is double glazed and has gas central heating to radiators throughout. To the ground floor there is a generous sized living room with a door leading to the kitchen. There is also a bathroom to the ground floor and 2 double bedrooms both with built-in wardrobes to the first floor. Outside the front garden is laid out mainly in grass with privet hedge along front boundary and an area providing off-road parking which leads to a wooden Garage to the side. There is also a good sized rear garden with a wooden shed and a small render finished coal shed.

HALL, LIVING ROOM, KITCHEN, BATHROOM. UPSTAIRS: 2 BEDROOMS. OUTSIDE: WOODEN GARAGE, DRIVEWAY, FRONT AND REAR GARDENS.

HALL

Cupboard housing the gas central heating boiler. Radiator.

LIVING ROOM



4.65m x 2.66m (15'3" x 8'8") windows front and rear. Tiled fireplace, 2 radiators, TV and phone points. Door to:

KITCHEN

4.06m x 2.25m (13'3" x 7'4") window to rear. Fitted with base and wall units, electric cooker point, plumbed for washing machine. Cupboard, radiator.



BATHROOM

Frosted glazed window. Fitted with a 3-piece suite of wc, pedestal whb, bath with shower. Radiator.

UPSTAIRS

BEDROOM 1

4.29m x 2.65m (14' x 8'8") windows front and rear. Built-in cupboard, TV point, radiator.

BEDROOM 2

4.29m x 2.48m (14' x 8'1") windows front and rear. Double built-in wardrobe. Cupboard housing the hot water tank, 2 radiators.

OUTSIDE

Driveway leads to wooden Garage. Front garden is in grass with borders of flower/shrub planting. Rear garden.

Home Report available (fee may apply).

POST CODE

AB43 8QL

COUNCIL TAX BAND

Currently band A

FIXED PRICE

£85,000

RENT

£500 per calendar month, payable monthly in advance.

DEPOSIT

£500

VIEWING

By arrangement with the Selling Agents.

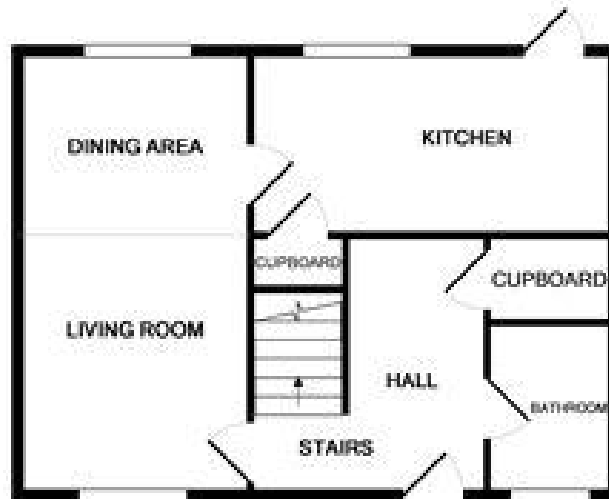
ENTRY

Immediate entry can be given, otherwise by arrangement.

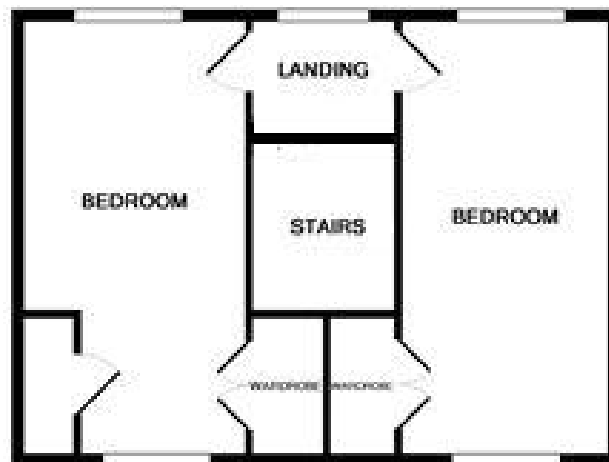
OFFERS TO

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.



GROUND FLOOR



1ST FLOOR

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