

BROWN & McRAE

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LAWYERS

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53 HIGH STREET NEW PITSLIGO



ASKING PRICE £90,000

IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY! This immaculate 2 bed home has been maintained to a high standard throughout and is ready for any purchaser to move straight in. Set at an affordable asking price this property would suit both younger and older buyers alike. The property fronts onto the pavement and is well situated for all amenities within the village. To the ground floor there is a bright and airy living room with a door leading to the dining kitchen which has a large walk-in cupboard within. There is also a bathroom to the ground floor that is fitted with a 3-piece suite which includes a shower over the bath. Upstairs there are 2 bedrooms. The property has double glazing and oil central heating, as well as an enclosed garden to the rear with a store.

HALL, LIVING ROOM, DINING KITCHEN, BATHROOM. UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: REAR GARDEN, STORE

HALL

Entering through UPVC front door with frosted glazed panel. Stairs to upper floor. Overhead cupboard housing the electric meter.

LIVING ROOM



4.96m x 3.84m (16'2" x 12'7") this bright and airy room has windows to both front and rear with louvre blinds. TV/Satellite and phone points, ceiling coving, radiator.

DINING KITCHEN



4.38m x 3.10m (14'4" x 10'2") window to rear with Venetian blind. Fitted with a suite of base and wall units, worktops with stainless steel sink and drainer with mixer tap and tiled splash backs. Electric cooker point with extractor hood above. Large walk-in cupboard. Concealed oil central heating boiler. Part glazed door to garden. Ceiling coving, radiator.

BATHROOM

2.24m x 1.84m (7'4" x 6') fitted with a white 3-piece suite of wc, pedestal whb and tiled around bath with shower and shower screen above. Toilet accessories, radiator.



USPTAIRS LANDING

Window to rear with louvre blinds.

BEDROOM 1



4.55m x 3.01m (14'11" x 9'10") windows to front and rear with louvre blinds. Cupboard housing the hot and cold water tanks. Loft hatch accessed via Ramsey ladder to partly floored loft. Phone point, radiator.

BEDROOM 2

3.97m x 3.49m (13' x 11'5") 2 windows to front with louvre blinds. Radiator.



OUTSIDE

The property fronts directly onto the pavement. The rear garden is bounded by a block build wall with area in concrete and further area in grass with flower/shrub borders. Drying poles, oil central heating tank. Granite built STORE.

Home Report available (fee may apply).

POST CODE

AB43 6NF

COUNCIL TAX BAND

Band B

ASKING PRICE

£90,000

VIEWING

By arrangement with the Selling Agents.

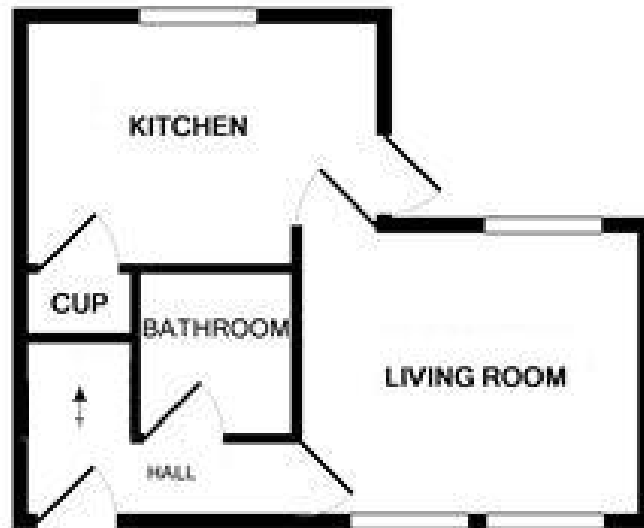
ENTRY

By arrangement.

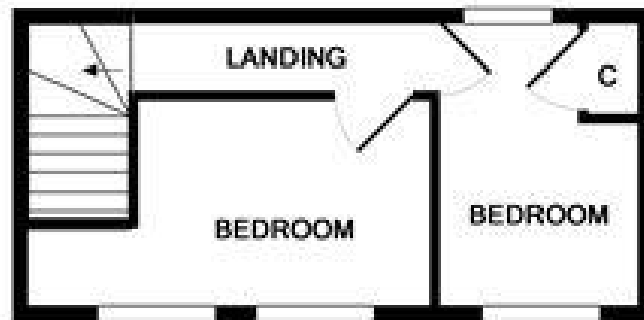
OFFERS TO

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.



GROUND FLOOR



1ST FLOOR

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