

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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7 STRICHEN COURT FRASERBURGH



ASKING PRICE £200,000

Situated within one of the most popular and sought after parts of town, this detached 2 bedroomed bungalow. The property has a large fully lined and floored attic accessed via a fixed stairs that could allow the property to be converted into further living accommodation for anyone with a growing family. Alternately the property would suit the couple looking to downsize to a well maintained home. The property offers generous sized living accommodation and enters from the main front door to the vestibule with a glazed door leading to the hall. The bright and airy lounge has a bay window to front. The kitchen is fitted with base and wall units with a door leading to the utility room and integral garage. There are 2 double bedrooms and a bathroom fitted with a pink two-tone 4-piece suite. From the hall a door conceals a fixed staircase which leads to a large attic which is floored and has windows to either side. Outside there is a driveway and low maintenance front and rear gardens.

EV, HALL, LOUNGE, DINING KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM, UTILITY, INTEGRAL GARAGE, FLOORED ATTIC ROOM. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY

ENTRANCE VESTIBULE

Entering through hardwood front door with glazed side panels. Through glazed door with glazed panels to:

HALL

Ceiling coving, radiator.

LOUNGE



5.95m x 4.96m (19'11" x 16'3") into bay window to front. TV/Satellite and phone points. Ceiling coving, radiator.

DINING KITCHEN



4.59m x 4.31m (15'1" x 14'2") window to rear. Fitted with a suite of base and wall units with wooden trim and matching worktops, Asterite 1½ bowl sink and drainer. Integrated fridge, built-in ceramic hob and oven with extractor hood above. Open display shelving. TV and phone points, ceiling coving, radiator.

BEDROOM 1

4.12m x 4.01m (13'6" x 13'2") window to front with radiator beneath. Built-in wardrobe, ceiling coving.



BEDROOM 2



4.30m x 3.87m (14'1" x 12'8") window to rear with radiator beneath. 2 sets of double sliding doored wardrobes with central shelf and mirror above. TV and phone points.

BATHROOM

3.30m x 2m (10'10" x 6'7") frosted glazed window to rear. Fitted with a two-tone pink 4-piece suite of wc, pedestal whb, bath and shower cubicle. Toilet accessories, radiator.



UTILITY ROOM

3.32m x 3.22m (10'11" x 10'6") window and door to rear garden. Base level unit with stainless steel sink and drainer. Plumbed for washing machine. 2 shelved storage cupboards, wall mounted CH/HW timer control. Door to:

INTEGRAL GARAGE

Up and over door to front. Power and light, cold water tap.

ATTIC ROOM

Accessed from door in main hall to fixed stairs. 14.27m x 5.22m (46'6" x 17'2") with windows to either side – one with views over Fraserburgh to the sea. Doors giving access to under eaves storage and also housing the gas central heating boiler and hot and cold water tanks. *This room would lend itself to be converted into further living accommodation (subject to necessary planning consent).*

OUTSIDE



Vehicular opening leads to driveway and garage. The front garden is laid out in slabs and pink stone chippings. Path continues around both sides of house to the rear garden which has a broad area in slabs along the rear boundary, 2 areas in stone chippings and a further area in flower/shrub planting. Outside lighting, whirlygig.

POST CODE

AB43 9SZ

COUNCIL TAX BAND

Currently band E

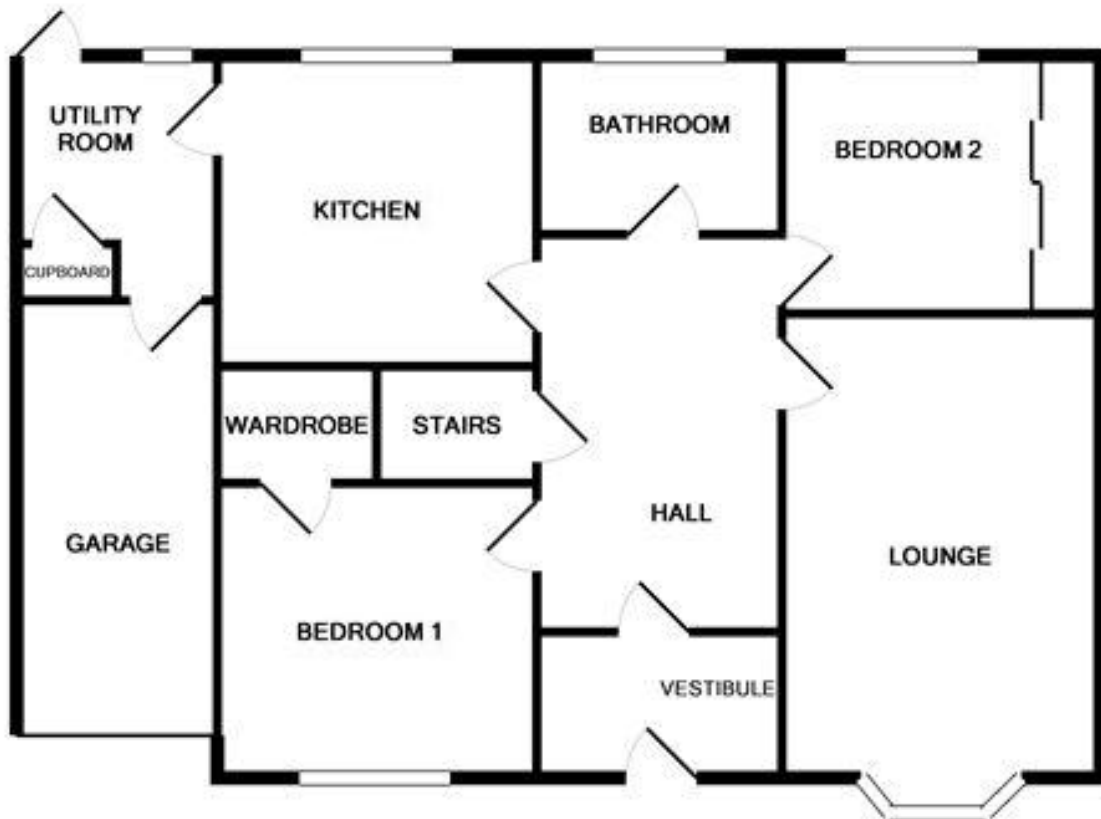
ASKING PRICE £200,000

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.



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