

BROWN & McRAE

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65 CRAIGELLIE CIRCLE FRASERBURGH



REGION OF £250,000

Situated within a very sought private residential area of town, is this deceptively spacious detached 1½ storey family home, that requires viewing to fully appreciate the scale of accommodation on offer. Boasting generous sized rooms throughout the property enters from the front door to the vestibule with door to the hall and a door leading to the bright and airy lounge with a feature marble fireplace and an open plan staircase to the sitting room. The kitchen is fitted with a good range of base and wall units and 'Amtico' tiled effect flooring. There are 3 bedrooms – one with an en-suite shower room and a family bathroom also to the ground floor. Off the sitting room there is a study and doors to 2 further bedrooms. Outside the property has a garden to the front in lawn with flower/shrub borders, a rear garden and a tarmac driveway providing off-road parking for several vehicles which leads to the garage.

EV, HALL, LOUNGE, SITTING ROOM, KITCHEN, 3 BEDROOMS – ONE WITH EN-SUITE, BATHROOM. UPSTAIRS: STUDY, 2 FURTHER BEDROOMS. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY, GARAGE

ENTRANCE VESTIBULE

Entering through part glazed hardwood front door with matching side-panels. Glazed door to:

HALL

2 cupboards, smoke alarm, 2 radiators. Feature Fyfestone display area.

LOUNGE



6.20m x 4.88m (20'4" x 16') window to front with louvre blinds. Feature decorative marble fireplace. 2 TV points, phone point. Open plan staircase with smoked glass panels leads to:

SITTING ROOM



4.88m x 4.44m (16' x 14'7") window to rear and side with louvre blinds. TV and phone points, 2 radiators.

KITCHEN



4.92m x 4.32m (16'2" x 14'2") window to rear with roller blind. Fitted with a suite of base and wall units incorporating glass display cabinets and open shelving; worktops with 1½ sink and drainer and tiled splash backs. Integrated dishwasher, ceramic hob with oven beneath and extractor hood above. Plumbed for washing machine. 'Amtico' tiled effect flooring, 2 radiators, phone point. Part frosted glazed hardwood door to garden.

BATHROOM

2.72m x 2.16m (8'11" x 7'1") tiled around to half height and fitted with a 3-piece suite of wc, whb in vanity unit with wall units, mirror and illuminated pelmet. Bath, heated towel rail. 'Amtico' tiled effect floor. Frosted glazed window to rear.



MASTER BEDROOM



4.37m x 4.08m (14'3" x 13'6") window to rear with louvre blinds. Along one wall is a fitted suite of wardrobes with display alcoves, overhead bridging units and matching bedside chests of drawers. Further matching furniture. Radiator. Door to:

EN-SUITE

2.71m x 1.80m (8'11" x 5'11") frosted glazed window to rear. Fitted with a 4-piece suite of wc, whb, bidet and fully tiled shower cubicle. Radiator.

BEDROOM 2

3.71m x 3.10m (12'2" x 10'2") window to front with louvre blinds. Built-in wardrobe, radiator.



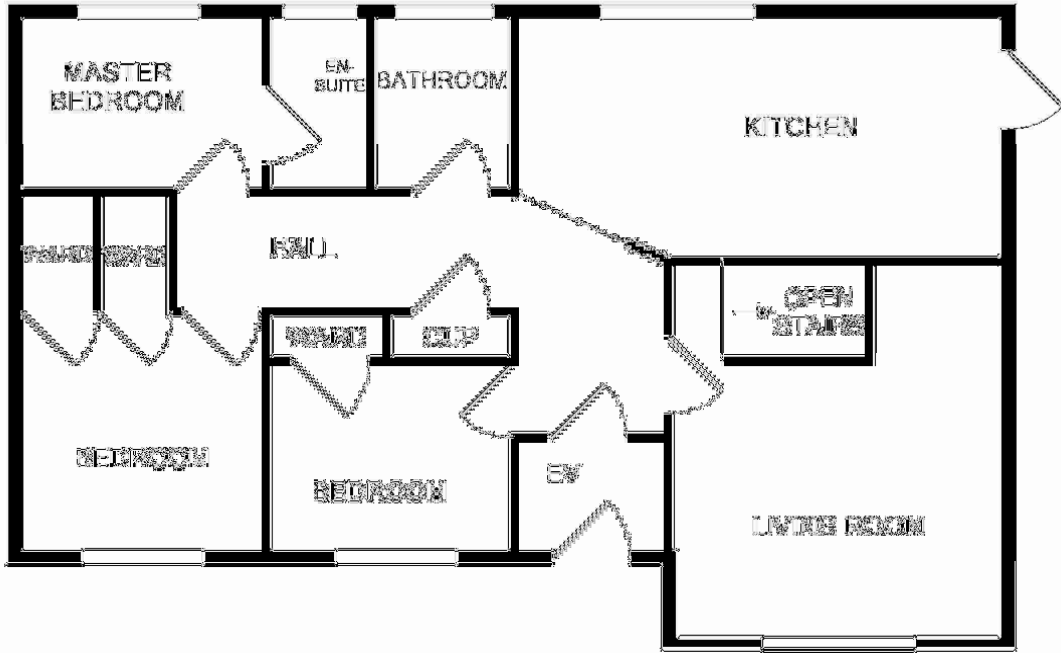
BEDROOM 3



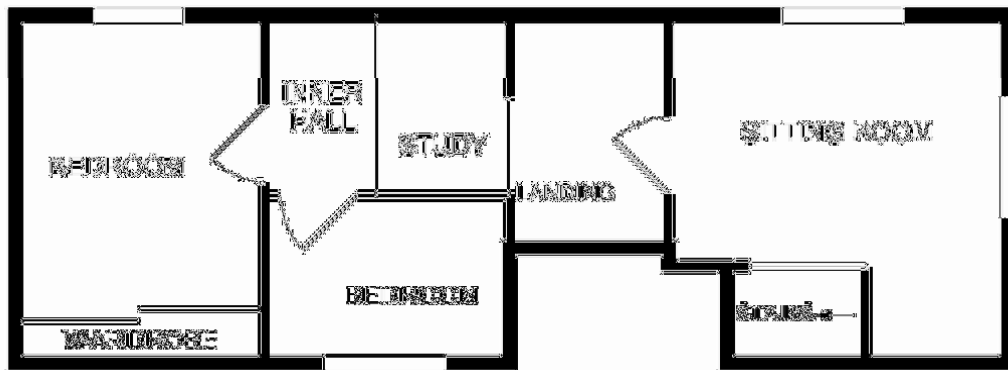
4.41m x 3.56m (14'7" x 11'8") window to front with louvre blinds. Built-in wardrobes, TV point, radiator, wood laminate floor.

| | |
|------------------|---|
| LANDING | Accessed via Sitting room. Smoke alarm. |
| STUDY | 2.64m x 1.79m (8'8" x 5'10") |
| BEDROOM 4 | 3.84m x 3.66m (12'7" x 12') Velux window to front. Loft hatch. Doors giving access to under eaves storage. |
| BEDROOM 5 | 4.32m x 4.32m (14'2" x 14'2") Velux window to rear. Door giving access to gas central heating boiler. Built-in cupboards along one wall, TV point. |
| OUTSIDE | The front garden is bounded by a low level Fyfestone wall and laid out in a shaped lawn with flower/shrub borders. Vehicular opening leads to tarmac driveway providing off-road parking for several vehicles and leads to the GARAGE. The rear garden is mainly in concrete with rockery, whirlygig, outside lighting. |
| GARAGE | Longer and wider than normal with electrically operated door, window and pedestrian door, power and light. |
| HOME REPORT | Available to interested parties on request (fee may apply). |
| POST CODE | AB43 9WH |
| COUNCIL TAX BAND | Band E |
| ASKING PRICE | Region of £250,000 |
| 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.



2ND FLOOR



1ST FLOOR

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