

BROWN & McRAE

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LAWYERS

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39 COMMERCE STREET FRASERBURGH



OFFERS OVER £95,000

Located close to all town centre amenities, this very well maintained and ready to move into granite built home that has to be viewed to be fully appreciated. The property benefits from double glazing and gas central heating fired by a combi boiler to individual radiators throughout. To the ground floor the property enters from the street to the vestibule with door to the hall. There is a bright and airy living room with TV/Satellite points. The dining kitchen has been fitted with a good range of base and wall units with integrated fridge freezer, built-in ceramic hob and oven. There is a porch to the rear providing an additional area that can be used all year round which leads to the low maintenance rear garden and the garage which is accessed off lane to rear. Upstairs there are 2 double bedrooms and a bathroom. The third double bedroom is located on the second floor and has an en-suite shower room off. Set at an affordable asking price this property would suit anyone with a young family looking to take there first steps onto the property ladder.

EV, HALL, LIVING ROOM, DINING KITCHEN, PORCH. UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM, SECOND FLOOR LANDING, BEDROOM 3. OUTSIDE: LOW MAINTENANCE REAR GARDEN, GARAGE

ENTRANCE VESTIBULE

Entering through hardwood front door with stained glass panel. Low level cupboard housing the electric (key) meter. Through glazed door to:

HALL

Turning stairs to upper floor, smoke alarm.

LIVING ROOM



3.79m x 3.32m (12'5" x 10'10") window to front with louvre blinds. Ceiling coving, ceiling rose with light and 2 wall lights. TV/Satellite points, radiator.

DINING KITCHEN

4.25m x 3.36m (13'11" x 11') 2 frosted glazed windows to rear. Fitted with a good range of base and wall units, worktops that extend to breakfast bar/table. Sink and drainer with plumbing for washing machine and recess for tumble dryer. Integrated fridge freezer, ceramic hob with electric oven beneath and extractor hood above. TV and phone points, radiator. Louvre doored understairs cupboard. Door to:



PORCH

2.40m x 2.40m (7'10" x 7'10") windows on 2 sides with door to garden. Louvre doored cupboard.

UPSTAIRS

LANDING

Window to rear with louvre blinds. Smoke alarm, radiator.

BATHROOM



3.32m x 1.80m (10'11" x 5'11") frosted glazed window to front. Tiled around to half height and fitted with a white 3-piece suite of wc, whb and bath. Xpelair, radiator, toilet accessories.

BEDROOM 1

3.40m x 3.38m (11'2" x 11'1") window to front with louvre blinds. TV and phone points, radiator.



BEDROOM 2



3.40m x 2.70m (11'2" x 8'10") window to rear. Built-in double mirrored doored wardrobe, wood laminate floor, radiator.

SECOND FLOOR LANDING

Cupboard housing the gas combi boiler. Velux window to rear.

BEDROOM 3

4.16m x 3.44m (13'8" x 11'3") window to front with louvre blinds and built-in storage area beneath. Along one wall area 3-sliding mirrored doors providing wardrobe storage with further deep storage area within. TV wall bracket, radiator. Door to:



EN-SUITE

Velux window to front. Fitted with a 3-piece suite of wc, whb in vanity unit with tiled splash back; fully tiled corner shower cubicle. Xpelair, toilet accessories.

OUTSIDE

Low maintenance rear garden with concrete area and raised flower beds. GREENHOUSE. GARAGE accessed from lane to rear through wooden doors. Outside light.

Home Report available (fee may apply).

POST CODE

AB43 9AQ

COUNCIL TAX BAND

Band B

ASKING PRICE

Offers over £95,000

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.