

BROWN & McRAE

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LAWYERS

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BYWAYS PEATHILL, ROSEHEARTY




FIXED PRICE £165,000

£15,000 UNDER HOME REPORT VALUATION

Situated within a tranquil and rural setting, this detached 2 public/3 bed roomed family home offers generous sized accommodation within. With superb outlooks to the front of Mormond Hill in the distance and of the sea to the rear, the property is entered via a vehicular opening to a tarmac driveway providing off-road parking for several vehicles which leads to the garage. The property enters from the main front door to an entrance vestibule which leads to the hall with doors off to most rooms. The living room has a feature sandstone fireplace with marble hearth and display plinths. Open archway leads through to a study which has a sliding door to the dining room. The dining kitchen is fitted with a suite of base and wall units with a door leading to the integral garage. To the ground floor there are 3 bedrooms, all with built-in wardrobes and a bathroom which is fitted with 4-piece suite. The property has dual oil/solid fuel central heating to individual radiators and hardwood double glazed windows throughout the house. There is a spiral staircase from the hall which leads to a large floored attic which may be suitable for conversion into a playroom or an office.

EV, HALL, LIVING ROOM, STUDY, DINING ROOM, DINING KITCHEN, 3 BEDROOMS, BATHROOM, INTEGRAL GARAGE, FLOORED ATTIC. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY, LARGE WOODEN SHED

ENTRANCE VESTIBULE	Entering through part frosted glazed door. Cloak hooks, ceramic tiled floor. Through frosted glazed door with matching side-light to:
HALL	Open plan spiral staircase to upper floor. Dado rail to half height, display arched recess, wall mounted CH/HW timer control.
LIVING ROOM	5.76m x 3.80m (18'10" x 12'5") window to front with radiator beneath. Feature sandstone fireplace with marble hearth and display plinths, wood panelling to surrounding wall. Low level double glass fronted cupboard with arched recess above. TV point, 4 wall lights, second radiator. Through open archway to:
STUDY	2.97m x 2.40m (9'9" x 7'10") window to front with radiator beneath. Phone point. Sliding door through to:
DINING ROOM	4.13m x 3.44m (13'6" x 11'3") window to rear with roller blind. TV point, radiator. Decorative ceiling rose. Door to hall and to:
DINING KITCHEN	6.12m x 2.87m (20' x 9'5") fitted with a suite of base and wall units, tiled worktops with wooden trim and matching splash backs; stainless steel sink and drainer. Plumbed for washing machine, built-in 4-burner hob with oven beneath and extractor hood above. Ample space for fridge freezer. Window to side and rear and door to garden. Ceramic tiled floor, radiator. Door to integral garage.
BATHROOM	3.23m x 2.07m (10'7" x 6'9") frosted glazed window to rear. Fitted with a 3-piece suite of wc, pedestal whb, bath and fully tiled shower cubicle. Wood laminate floor, radiator.
BEDROOM 1	3.44m x 3.41m (11'4" x 11'2") window to front with radiator beneath. Built-in wardrobe with shelving. Polystyrene tiled ceiling, 2 wall lights.
BEDROOM 2	3.46m x 3.12m (11'4" x 10'3") window to rear with radiator beneath. Built-in wardrobe with shelving. TV and phone points, 2 wall lights.
BEDROOM 3	2.67m x 2.64m (8'9" x 8'8") window to rear with radiator beneath. Built-in wardrobe with shelving.
ATTIC	Accessed via spiral staircase to landing and through door. Arched feature window to front and window to side. Skylight window. Fully floored and housing the hot and cold water tanks.
INTEGRAL GARAGE	Up and over door to front, window to side. Oil central heating boiler, plumbing for washing machine. Power and light, electric meter and breaker box.
OUTSIDE	<p>The property is bounded to front by a low level Fyfestone wall with vehicular opening leading to tarmac driveway which leads to the garage and up side of house providing ample off-road parking. Front garden in grass with flower/shrub borders. The rear garden is in grass with slabbed area to back door, drying poles, 2 outside cold water taps. Large WOODEN SHED with power and light.</p> 

DIRECTIONS From Fraserburgh take the B9031 towards Rosehearty for approximately 1 mile and turn left signposted 'Peathill 2¾' miles. Travel along this road until junction and take road to right. The property is the 4th house along the road on the right handside.

Home Report available (fee may apply)

POST CODE AB43 7HD

COUNCIL TAX BAND Band E

FIXED PRICE £165,000

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.