

BROWN & McRAE

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ESTATE AGENTS
NOTARIES PUBLIC

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11 FINLAYSON STREET FRASERBURGH



OFFERS OVER £160,000

Generous sized semi-detached granite built 4 bedroomed family home that looks very much like any other property in the street.....that is until you enter and find out what it has to offer not only internally but externally as well! To the rear of the house there is a large low maintenance garden with a decked area and a double garage accessed off Albert Street Lane. The house itself has been very well maintained and would suit anyone with a growing family. Situated across from a Primary School and just a few minutes walk from the town centre, local shops including a Supermarket and the Broadsea Shore. The property benefits from double glazing and gas central heating to individual radiators throughout.

HALL, LIVING ROOM, DINING KITCHEN, 2 BEDROOMS, BATHROOM. UPSTAIRS: LANDING, 2 BEDROOMS, BOXROOM, TOILET. OUTSIDE: REAR COURTYARD GARDEN, DRIVEWAY, STORE, DOUBLE GARAGE

HALL

Entering through hardwood front door. Turning stairs to upper floor with decorative wooden balustrades and understairs storage cupboard. Phone point. Part glazed UPVC woodgrain effect door to rear garden.

LIVING ROOM



4.90m x 3.58m (16'1" x 11'9") window to front with louvre blinds. 2 radiators. 2 shelved arched recesses, 2 TV points and a phone point.

DINING KITCHEN

3.81m x 3.71m (12'5" x 12'2") window to rear with louvre blinds. Fitted with a white suite of base and wall units incorporating glass display cabinets, worktops with tiled splash backs; 1½ bowl Asterite sink and drainer with mixer tap. Built-in gas hob with electric oven beneath and extractor hood above; integrated dishwasher. Tiled effect laminate floor. Tiled fireplace with coal effect gas fire (back boiler). Radiator.



BEDROOM 1



3.87m x 3.56m (12'8" x 11'8") window to front with louvre blinds and radiator beneath. Along one wall is a fitted wardrobe, low level cupboard with display shelving above.

BEDROOM 2

2.97m x 2.36m (9'8" x 7'9") window to rear with louvre blinds.

BATHROOM

2.56m x 1.90m (8'5" x 6'2") tiled around to full height and fitted with a 3-piece scalloped suite of wc, pedestal whb with cabinet above. Corner bath with shower and shower curtain above. Frosted glazed window to rear with louvre blinds. Xpelair, radiator.

UPSTAIRS

LANDING

Velux window. Walk-in cupboard with light and shelving. Loft hatch.

BEDROOM 3

5.01m x 3.57m (16'5" x 11'8) dormer window to front. TV point, radiator.

BOXROOM	2.26m x 1.80m (7'5" x 5'11") Velux window to rear. Phone point, radiator.
TOILET	Frosted glazed window to rear with roller blind. Wc and pedestal whb with wood cladding to walls. Wood laminate floor.
BEDROOM 4	4.91m x 3.65m (16'1" x 12') dormer window to front with louvre blinds. Radiator.



OUTSIDE



The property fronts directly onto the street with wooden gate to side. The rear garden is laid out mainly in slabs with an area in stone chipping with whirlygig. Decked area and large area in loc-block providing off-road parking accessed from Albert Street Lane. STORE with power and light and plumbed for washing machine with ample space for tumble dryer.

DOUBLE GARAGE	Electrically operated up and over door, ample power and light.
POST CODE	AB43 9JR
COUNCIL TAX BAND	C
ASKING PRICE	Offers over £160,000 are fully expected.
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.