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61 CRAIGELLIE CIRCLE FRASERBURGH



OFFERS OVER £245,000

HOME REPORT VALUATION £255,000

LOOKING TO FIND SOMETHING THAT BIT SPECIAL IN YOUR NEW HOME? Then come along and find out what is on offer within this executive detached 2 public/4 bed family home standing on a generous sized plot within a much sought after residential part of town. This ready to move into property is for sale to include a feature fitted display unit to the lounge with a flat screen television, overhead projector with remote controlled screen and touch sensor programmable lighting. The family room also has touch sensor programmable lighting which includes concealed 'mood' lighting along the tops of the walls. The generous sized kitchen has been fitted with a good range of modern 'oak' base and wall units with ample dining space and patio doors leading to the rear garden. Also on the ground floor there is a master bedroom with concealed access through the fitted wardrobes to the family bathroom, a separate wet room, a utility room and an integral garage with electrically operated roller door. Upstairs there are 3 double bedrooms and a boxroom that may be suitable for conversion into a shower room and a broad landing with an area currently used for the family computer. Outside there is a loc-bloc driveway providing off-road parking for several vehicles and a fully enclosed very well maintained rear garden.

EV, HALL, LOUNGE, DINING KITCHEN, FAMILY ROOM, MASTER BEDROOM, FAMILY BATHROOM, REAR HALL, WET ROOM, UTILITY ROOM. UPSTAIRS: BROAD LANDING, 3 DOUBLE BEDROOMS, BOXROOM. OUTSIDE: FRONT AND REAR GARDENS, DRIVEWAY, INTEGRAL GARAGE

ENTRANCE VESTIBULE

Entering through frosted 'Autumn' leaf patterned hardwood glazed door. Double sliding doored cloak cupboard. Tiled effect 'Amtico' flooring, radiator. Etched glazed door to:

HALL



Feature arched recess with light. Smoke alarm, radiator. Door concealing staircase to upper floor.

LOUNGE



5.33m x 4.66m (17'6" x 15'3") into bay window to front with louvre blinds. This bright and airy room has a fitted light wooden display unit with glass fronted cabinets, drawer storage and flat screen television with overhead remote controlled movie projection screen above on one wall. There is also a ceiling mounted projector and surround sound included in the sale. Touch sensor 4 zone programmable light system. TV/Satellite points and Ethernet connection, 2 radiators.

FAMILY ROOM



4.06m x 3.82m (13'4" x 12'6") into bay window to rear with Roman blinds. TV/Satellite points and Ethernet connection. Along the top of the room is concealed 'mood effect' lighting activated by a touch sensor 2 control programmable light system.

DINING KITCHEN



7.21m x 3.60m (23'8" x 11'9") fitted with a modern 'oak' suite of base and wall units incorporating glass display cabinets, worktops with 1½ bowl sink and drainer with mixer tap and tiled splash backs; illuminated overhead pelmet continuing around top of units, over window and door frames and extractor hood. Built-in 5-burner stainless steel gas hob, 'DeDietrich' electric oven with microwave oven above. Integrated fridge. Double sliding patio doors with louvre blinds to rear garden. Tiled effect laminate floor, 2 radiators, TV and phone points. Door to rear hall.

MASTER BEDROOM



4.63m x 4.01m (15'2" x 13'5") into bay window to front with louvre blinds. Fitted suite of wardrobes along one wall with the central doors giving access to the family bathroom. Radiator.

BATHROOM

2.75m x 2.36m (9' x 7'9") frosted glazed window to side. Tiled around to full height and fitted with a 2-tone pink 5-piece suite of wc, bidet, wall mounted whb with matching mirror and light above. Corner shower cubicle and Jacuzzi bath. Radiator. Doors to master bedroom and to main hall.



REAR HALL

Part frosted glazed hardwood door to garden. Tiled effect laminate floor, radiator.

WET ROOM



2.26m x 1.37m (7'5" x 4'6") tiled around to full height with ceramic tiled floor and central drainage. Wall mounted shower, wc and corner mounted whb. Shelved cupboard housing the pump for the shower.

UTILITY ROOM

2.31m x 2.06m (7'7" x 6'10") window to rear with roller blind. Base level unit with worktop, stainless steel sink and drainer – plumbed for washing machine. Wall mounted gas central heating boiler. Radiator.

UPSTAIRS

BROAD LANDING



Bright and airy with 2 large Velux windows. Part of the landing is currently used as a study area housing the family computer. Smoke alarm, phone point. Loft hatch accessed via Ramsey ladder to carpeted attic storage area with power and light.

BEDROOM 2

4.59m x 3.51m (15'1" x 11'6") window to side with louvre blinds and Velux window to rear. Built-in mirrored doored wardrobe along one wall. Wood laminate floor, TV point, radiator. Door giving access to under eaves storage area.



BEDROOM 3



3.82m x 3.38m (12'8" x 11'1") Velux window to front. Built-in mirrored doored wardrobe. Door giving access to carpeted under eaves storage area with power and light.

BEDROOM 4

3.77m x 3.61m (12'4" x 11'10") window to side with louvre blinds and radiator beneath. Wood laminate floor, TV point.



BOXROOM



3.65m x 1.69m (12' x 5'6") Velux window to rear. (This room may be suitable for conversion into a shower room).

INTEGRAL GARAGE

Electrically operated roller door leading to driveway. Base and wall storage units, open shelving, ample power and light. Window to side. Cold water tap.

OUTSIDE



The front garden is bounded by a low level Fyfestone wall with shaped area in flower/shrub planting. Vehicular opening leads to the loc-bloc driveway providing off-road parking for several vehicles. Wooden gates either side of house give access to the fully enclosed rear garden which has a shaped area in lawn with leylandii hedging offering privacy along the back boundary. There is a large area in decorative slabs with whirlygig and raised Fyfestone flower/shrub planters. Outside lighting, cold water tap.

GENERAL

The property has double glazing and gas central heating to individual radiators throughout.

All carpets, floor coverings, blinds and light fittings are to be included in the sale, as well as the lounge unit, television and overhead projector.

HOME REPORT

Available to interested parties on request (fee may apply).

POST CODE

AB43 9WH

COUNCIL TAX BAND

Band F

ASKING PRICE

Offers over £245,000 are expected.

VIEWING

By arrangement with the Selling Agents.

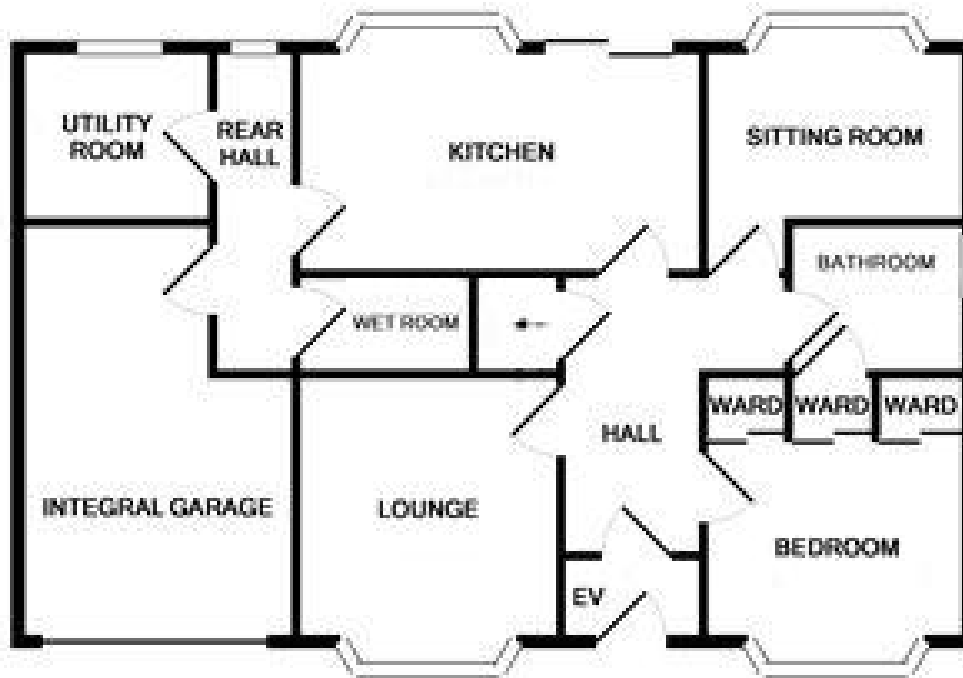
ENTRY

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.



GROUND FLOOR



1ST FLOOR

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