

**BROWN & McRAE**

LAWYERS  
ESTATE AGENTS  
NOTARIES PUBLIC

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## 6 SCOTSTOWN ROAD PETERHEAD



**OFFERS OVER £175,000**

WOW! This is the reaction you are sure to have when entering this detached generous sized 2 bedroomed bungalow. The property which is located close to the Sea, Golf Course and local Primary School has been extended to the rear proving a spacious Conservatory which would allow any purchaser to enjoy all year round views of the garden. Benefiting from double glazing and gas central heating to individual radiators throughout, the property has been very well maintained both inside and out. The bright and airy living room has a wood laminate floor, tiled fireplace with wooden mantle for coal effect gas fire (back boiler). Both of the double bedrooms have built-in storage and the generous sized bathroom has been fitted with a 4-piece suite. Off the hall there is a small area with a Ramsey ladder giving access to the fully lined and floored attic which would be suitable for conversion into further living accommodation for anyone with a growing family. The kitchen is well equipped with base and wall units and has a 8-burner cooking range. The low maintenance front garden has an area providing off-road parking which leads to the garage. The enclosed rear garden is laid out mainly in sandstone effect slabs with areas in stone chippings and 2 separate decked areas. This property is most definitely well worth viewing!

EV, HALL, LIVING ROOM, DINING KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM, INNER AREA, CONSERVATORY, ATTIC. OUTSIDE: FRONT AND REAR GARDENS, GARAGE, DRIVEWAY

#### ENTRANCE VESTIBULE

Entering through front door with part frosted glazed side panel. Ceramic tiled floor, matwell. Low level cupboard housing the electric meter and breaker switches. Dado rail to half height. Through part frosted glazed door to:

#### HALL

Dado rail to half height, radiator.

#### LIVING ROOM



4.86m x 3.69m (15'11" x 12'1") window to front with louvre blinds and radiator beneath. Tiled fireplace with black slate hearth and wooden mantle and coal effect gas fire (back boiler). Wood laminate floor, TV and phone points. Dado rail to  $\frac{3}{4}$  height.

#### DINING KITCHEN



3.54m x 3.03m (11'72" x 9'11") window to rear with wooden Venetian blind. Fitted with a wooden suite of base and wall units incorporating glass display cabinets, open display shelving. Worktops with tiled splash backs; corner mounted stainless steel sink and drainer. Integrated fridge, radiator. Arched recess with 8-burner cooking range. TV point, ceramic tiled floor. Door to side.

#### BEDROOM 1

4.14m x 3.62m (13'7" x 11'10") window to front with louvre blinds and radiator beneath. Dado rail to half height, TV wall bracket, full length shelved cupboard.



#### BEDROOM 2

3.75m x 3.18m (10'5" x 12'3") window to rear with radiator beneath. Double doored built-in wardrobe. Wood laminate floor, dado rail to  $\frac{3}{4}$  height. TV point.

#### BATHROOM



2.57m x 2.55m (8'5" x 8'4") frosted glazed window to rear. Tiled around to half height with matching ceramic tiled floor. Fitted with a 4-piece suite of wc, pedestal whb, corner bath with moulded bath panel, separate tiled shower cubicle with Mira electric shower. Xpelair, radiator.

**INNER AREA**

On open plan off hall 3.15m x 1.65m (10'4" x 5'5"). Loft hatch gives access via Ramsey ladder to fully lined and floored attic with power and light, window to side and under eaves storage areas, hot and cold water tanks, TV point (suitable for conversion into further living accommodation).

**CONSERVATORY**

4.14m x 4.12m (13'8" x 13'7") window and part glazed double doors. TV wall bracket, radiator.



**OUTSIDE**



The front garden is bounded by low level wall and laid out in stone chippings with raised area for flower/shrub planting. Driveway leads to the GARAGE with up and over door, power and light, wall cupboards. Path continues around side of property to the rear garden which has been laid out into various areas in sandstone slabs, 2 decked areas, and further area in stone chippings with whirlygig. STORE plumbed for washing machine.

POST CODE

AB42 1LU

COUNCIL TAX BAND D

ASKING PRICE

Offers over £175,000 are fully expected.

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.**