

BROWN & McRAE

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30 BUCHAN ROAD FRASERBURGH



OFFERS OVER £260,000

LOOKING TO BUY AN EXECUTIVE DETACHED PROPERTY? Standing on a generous sized plot is this very impressive detached 2 public/5 bed roomed family home that could be the home that you have always desired! Viewing is a must to fully appreciate not only the accommodation on offer but the quality of the fixture and fittings throughout. The sellers have recently completed modernising the property to include a modern fitted kitchen, a bathroom and feature modern radiators to most rooms. To the ground floor of this deceptively spacious property is a lounge with a bay window to front and solid wooden floor. The kitchen is fitted with a modern light wooden suite of base and wall units, and leads through on open plan to the family room with feature remote controlled gas fire and bay window to front. There is a utility room located off the kitchen with door to the integral garage. The family bathroom has been fitted with an up-to-the-minute 4-piece suite which includes a 'Jacuzzi' bath and the bedroom has a fitted suite of 'Sharps' wardrobes. Upstairs there are 4 further bedrooms with the master bedroom having a fitted 'Sharps' suite. There is also toilet and access to under eaves storage areas. Outside a loc-bloc driveway to front provides off-road parking for several vehicles.

EV, HALL, LOUNGE, KITCHEN, FAMILY ROOM, UTILITY ROOM, BEDROOM, BATHROOM, INTEGRAL GARAGE. UPSTAIRS: LANDING, 4 BEDROOMS, TOILET. OUTSIDE: FRONT AND REAR GARDENS, WORKSHOP

ENTRANCE VESTIBULE

Entering through etched glazed hardwood door with glazed side panel. Matwell. Full length storage cupboard. Security alarm. Frosted glazed door to:

HALL

Stairs to upper floor. Radiator, smoke alarms.

LOUNGE



4.94m x 3.85m (16'3" x 12'7") into bay window to front with louvre blinds. Glazed panel giving extra light to hall. Solid wooden floor. 2 television points, radiator.

KITCHEN



4m x 3.92m (13'1" x 12'10") window to rear. Fitted with a light wooden modern suite of base and wall units, worktops with stainless steel sink and drainer and tiled splash backs. Built-in 4-burner stainless steel gas hob with oven beneath and stainless steel chimney style extractor hood above. Integrated dishwasher and fridge. Tiled effect laminate floor. Radiator. Open archway to:

FAMILY ROOM

4.95m x 3.94m (16'2" x 12'11") into bay window to front with louvre blinds. Recessed remote controlled log effect gas fire and recessed dvd rack. TV/Satellite points, radiator.



BEDROOM 1



3.60m x 3.41m (11'9" x 11'2") window to rear with Venetian blind and radiator beneath. Along the length of one wall is a fitted suite of wardrobes. TV and phone points.

BATHROOM



3.31m x 2.87m (10'10" x 9'9") frosted glazed window to rear with Venetian blind. Fitted with a modern 4-piece suite of wc, wall mounted whb with tiled splash backs, double doored wall units either side and mirror above. 'Jacuzzi' bath with tiled splash backs and fully tiled shower cubicle. Feature radiator. Xpelair, ceramic tiled floor.

UTILITY ROOM

3.35m x 1.96m (10'11" x 6'4") window to rear with Venetian blinds. Fitted suite of base and wall units, worktops with stainless steel sink and drainer. Plumbed for washing machine and space for tumble dryer. Hardwood door to garden. Matwell, wall mounted security alarm, radiator. Door to:



INTEGRAL GARAGE

Electrically operated up and over door. Electric meter, open shelving, ample power and light.

UPSTAIRS

LANDING

Walk-in cupboard housing the gas central heating boiler. Smoke alarm, radiator.

BEDROOM 2



4.54m x 4.14m (14'11" x 13'7") 2 Velux windows to front with blinds. Fitted suite of wardrobes and matching chests of drawers along most walls. 2 wall lights, TV point, radiator.

BEDROOM 3



5.25m x 2.80m (17'3" x 9'2") Velux window to front with blind. Double doored built-in wardrobe and low level double doored cupboard. Doors giving access to under eaves storage areas. TV point, radiator.

BEDROOM 4



3.64m x 2.62m (13'4" x 8'7") Velux window to rear with blind. Double doored built-in wardrobe and low level double doored cupboard. Radiator. TV and phone points.

BEDROOM 5

3.47m x 2.82m (11'3" x 9'3")
Velux window to front with blind. Built-in wardrobe. TV and phone points, radiator. Door giving access to under eaves storage.



TOILET

2.23m x 1.57m (7'4" x 5'2")
Wc and pedestal whb, Xpelair.

OUTSIDE



Vehicular opening leads to loc-bloc driveway providing off-road parking for several vehicles and dividing the garden into 2 shaped areas in lawn with flower/shrub borders. Wooden gate with feature overhead pelmet leads to a broad loc-bloc path to side of house and to a block built WORKSHOP measuring approx. 5.07m x 3.47m (16'8" x 11'4") with pedestrian door, window and ample power and light. Recycling bin storage area. Path continues to the rear garden with decorative slabbed patio area and steps leading to a good sized area in lawn with leylandii hedging providing screening to one side. Wooden fence and gate to far end leads to small triangular shaped area. Further area in stone chippings with whirlygig and further decorative circular slabbed area. (Wooden shed may be available by separate negotiation).

HOME REPORT

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

POST CODE

AB43 9WN

COUNCIL TAX BAND Band E

ASKING PRICE

Offers over £260,000

VIEWING

By arrangement with the Selling Agents.

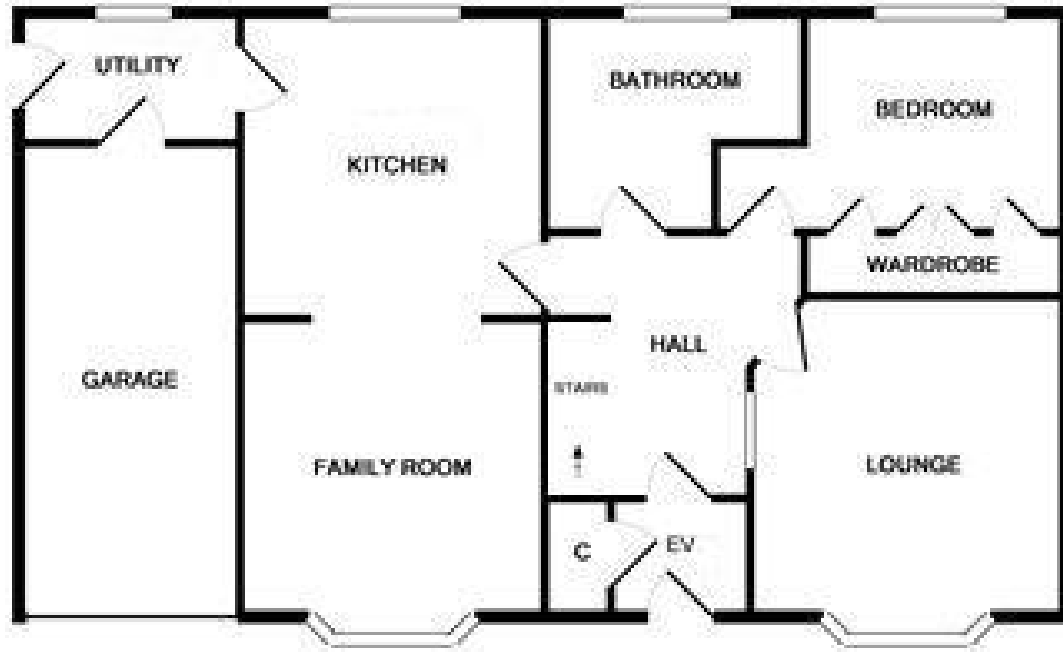
ENTRY

By arrangement.

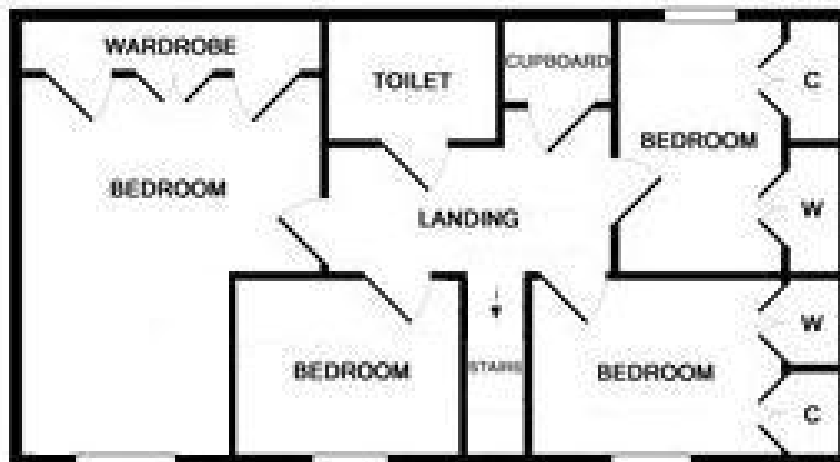
OFFERS TO

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.



GROUND FLOOR



1ST FLOOR

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