

**BROWN & McRAE**

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## 11 LOW STREET NEW PITSLIGO



**REGION OF £95,000**

Situated within the village of New Pitsligo is this detached render finished cottage that would suit younger and older buyers alike. Although in need of some modernisation the property benefits from UPVC double glazing and oil central heating to individual radiators throughout. The property enters from the street via a path to the side which gives access to a porch with windows on 2 sides and a door leading to the main hall. There is a good sized living room, a kitchen, a bathroom and 2 double bedrooms. Outside there is a generous sized rear garden mainly in grass with flower/shrub planting, a wooden shed and a garage with electrically operated roller door.

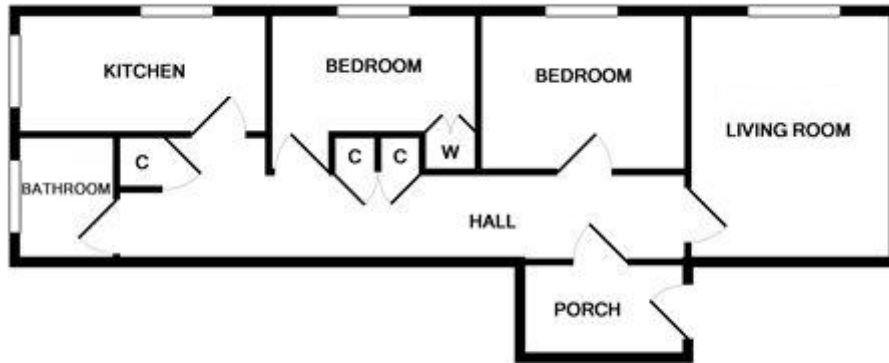
PORCH, HALL, LIVING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM. OUTSIDE: GARDEN, GARAGE

PORCH	2.73m x 1.99m (8'8" x 6'6") windows on 2 sides with louvre blinds. Matwell. Door to:
HALL	Double doored cupboard, shelved cupboard, phone point, 2 radiators, smoke alarm. Loft hatch accessed via Ramsey ladder.
LIVING ROOM	 <p>4.73m x 3m (15'6" x 9'10") window with louvre blinds. Tiled fireplace, TV and phone points, 2 radiators.</p>
KITCHEN	<p>3.22m x 2.73m (10'6" x 8'11") windows to front and side. Base and wall units with stainless steel sink and drainer. Electric cooker point, plumbed for washing machine, phone point, radiator.</p> 
BEDROOM 1	3.69m x 3.24m (12'1" x 10'7") window to front with louvre blinds and radiator beneath.
BEDROOM 2	3.89m x 3.67m (12'9" x 12') window to front with louvre blinds and radiator beneath. Double doored built-in wardrobe. TV point.
BATHROOM	Frosted glazed window to side. 3-piece coloured suite of wc, pedestal whb and bath with shower and Aqua panelling above. Radiator.
OUTSIDE	Path leads around rear of house to the entrance porch with steps to garden which is mainly in grass with flower/shrubs planting and bounded by block built walls. Wooden SHED. STORE housing the oil central heating boiler. GARAGE with electrically operated roller door, pedestrian door and window.
HOME REPORT	Available to interested parties on request (fee may apply).
POST CODE	AB43 6NR
COUNCIL TAX BAND	Band A
ASKING PRICE	Region of £95,000
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: BS)

**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.



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