

BROWN & McRAE

www.brown-mcrae.co.uk

fraserburgh@brown-mcrae.co.uk

LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

Anderson House
9 – 11 Frithside Street
Fraserburgh
Aberdeenshire
AB43 9AB
Tel: 01346 515797
Fax: 01346 519168

10 High Street
Turriff
Aberdeenshire
AB53 4DS
Tel: 01888 568950
Fax: 01888 563031

99 CHARLOTTE STREET FRASERBURGH



OFFERS OVER £159,000

This impressive end terraced property has to be viewed to fully appreciate the accommodation on offer which will wow any prospective purchaser. This 2 public/4 bed family home has double glazing and gas central heating throughout and has deep moulded skirtings and corncicing to most rooms. To the ground floor there is a living room with double doors leading to the dining/family room. The kitchen has a breakfar bar and a good range of base and wall units with a door leading to the utility room. The bathroom has been fitted with a 5-piece suite which includes a separate shower cubicle. Upstairs there are 2 double bedrooms, a single bedroom and a toilet with a stairs continuing to an attic bedroom. There is a large enclosed garden to the rear with a garage accessed off of the rear lane. Located close to all town centre amenities the property would suit anyone with a growing family looking for a large affordable home.

EV, HALL, LIVING ROOM, DINING/FAMILY ROOM, KITCHEN, BATHROOM, UTILITY ROOM. UPSTAIRS: LANDING, 3 BEDROOMS, TOILET, ATTIC ROOM. OUTSIDE: REAR GARDEN, GARAGE, 2 SHEDS

ENTRANCE VESTIBULE

Entering through hardwood front door. Low level cupboard housing the electric meter. Wood laminate floor, matwell, ceiling coving, ceiling rose. Through full length glazed door to:

HALL

Wood laminate floor with carpeted stairs to upper floors and decorative wrought iron balustrades. Cloak hooks.

LIVING ROOM



4.35m x 4.33m (14'3" x 14'2") window to front with louvre blinds and radiator beneath. Ingleneuk fireplace with decorative wooden mantle and coal effect gas stove. TV/satellite and phone points, ceiling cornice, ceiling rose. Wood laminate floor, second radiator. Double part glazed door to:

DINING/FAMILY ROOM

4.57m x 4.22m (15'2" x 13'10") window to side. Wood laminate floor, ceiling coving, ceiling rose, radiator. Door to hall and door to:



KITCHEN



4.81m x 3.80m (15'9" x 12'6") window to rear. Kitchen is fitted with a suite of base and wall units with open display shelving and glass display cabinet, worktop with breakfast bar and 1½ bowl sink and drainer with mixer tap. Built-in corner mounted gas hob with oven beneath and extractor hood above. Plumbed for washing machine and recess for fridge. Decorative moulded

panelling around room to half height, tiled effect laminate floor, rotary ceiling fan-light. Door to utility room and door to hall.

BATHROOM

3.59m x 1.91m (11'9" x 6'3") tiled around to half height and fitted with a 5-piece suite of wc, pedestal whb with mirror and light with shaver socket above; bidet, bath with shower head extension tap and fully tiled separate shower cubicle. Frosted glazed window to rear, Dimplex electric fan heater, Xpelair and radiator.

**UTILITY ROOM**

3.18m x 2.01m (10'5" x 6'7") window to side and part frosted glazed door to garden. Base level units along 2 walls with stainless steel sink and drainer and tiled splash backs. Built-in deep fat fryer and plumbed for washing machine. Ceiling mounted pulley, ceiling dome, open cupboard, radiator.

HALF LANDING

Window to rear with radiator beneath.

LANDING

Stairs to upper floor. Low level cupboard.

BEDROOM 1

4.51m x 4.05m (14'11" x 13'3") window to rear with Roman blind. Stripped back wooden floor, radiator.

BEDROOM 2

4.41m x 3.97m (14'6" x 13') window to front. TV/Satellite and phone points, radiator, wood laminate floor.

**BEDROOM 3**

3.19m x 2.22m (10'6" x 7'3") window to front with louvre blinds. Wood laminate floor, radiator.

TOILET

Wc and corner mounted whb.

UPSTAIRS**ATTIC BEDROOM**

4.46m x 4.18m (14'7" x 13'8") dormer window to rear. 3 cupboards with one housing the gas combi boiler. Door to eaves storage areas.

OUTSIDE

The property fronts directly onto the pavement. The rear garden is accessed via a wooden gate to side which leads to an area in concrete along the back boundary with steps up to areas in stone chippings with path continuing to 2 SHEDS. Wrought iron gate leads to area to the left in grass with flower/ shrub

borders and area to the right in flower/shrub planting. Path continues to the GARAGE which is accessed via lane to rear. Outside lighting.

Home Report available (fee may apply).

POST CODE

AB43 9JH

COUNCIL TAX BAND

Currently band D

ASKING PRICE

Offers over £159,000

VIEWING

By arrangement with the Selling Agents.

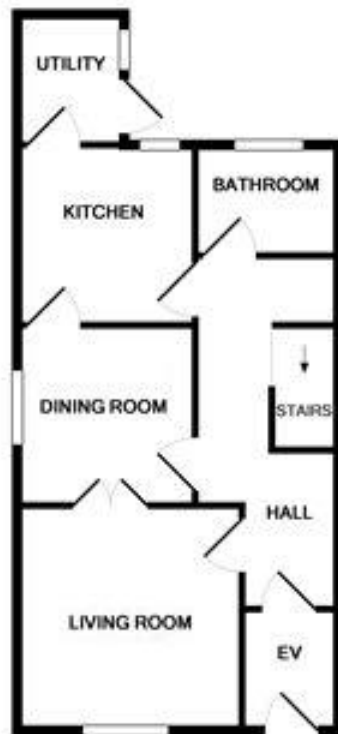
ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: MJA)

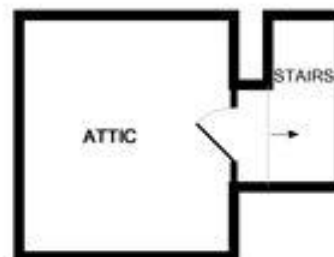
NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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