

**BROWN & McRAE**

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LAWYERS

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## 34 GLENBUCHTY PLACE FRASERBURGH



**REGION OF £85,000**

This mid terraced property situated within a cul-de-sac of similar houses would suit anyone looking to take their first steps onto the property ladder or looking for an ideal investment package with a view to renting. The property is within easy walking distance of the town centre, local schools and shops and benefits from double glazing and gas central heating throughout, as well as a freshly decorated interior. The property has been very well maintained and enters from the front door to the hall with door off to the living room with a coal effect gas fire in a tiled fireplace. A door leads to the kitchen which is fitted with a modern grey suite of base and wall units with a door leading to a lean-to sun room. Upstairs there is a bathroom with a shower over the bath and 2 bedrooms – one with a door leading to a concealed stairs which leads to a fully lined and floored attic. Outside there is a loc-bloc driveway to front providing off-road parking and a low maintenance rear garden with an area in decking.

HALL, LIVING ROOM, KITCHEN, SUN ROOM. UPSTAIRS: LANDING, 2 BEDROOMS, BATHROOM, ATTIC ROOM. OUTSIDE: DRIVEWAY, REAR GARDEN

## HALL

Entering through part oval glazed hardwood front door. Ceramic tiled floor with carpeted stairs to upper floor. Overhead cupboard housing the electric (key) meter. Door to:

## LIVING ROOM



4.21m x 4.08m (13'10" x 13'4") window to front with louvre blinds. Tiled fireplace with wooden mantle and coal effect gas fire. Low level cupboard to side. TV/Satellite points, radiator. Door to:

## KITCHEN

5.33m x 1.72m (17'6" x 5'8") window to rear with louvre blinds. Fitted with a modern grey coloured suite of base and wall units, worktops with stainless steel sink and drainer and tiled splash backs. Built-in gas hob with electric oven beneath and extractor hood above. Tiled effect laminate flooring, radiator. Understairs storage cupboard. Door to:



## SUN ROOM

2.97m x 2.55m (8'5" x 8'4") windows on 2 sides with sliding patio doors to rear garden.

## UPSTAIRS LANDING

## BATHROOM

Frosted glazed window to rear with louvre blinds. Fitted with a white 3-piece suite of wc, pedestal whb and tiled around bath with shower and shower screen above.

## BEDROOM 1



3.36m x 3.29m (11' x 10'10") window to rear with louvre blinds and radiator beneath. Phone point. Cupboard housing the hot water tank.

BEDROOM 2

4.52m x 2.86m (14'10" x 9'5") window to front with radiator beneath. Phone point. Door to:



ATTIC ROOM

4.70m x 3.85m (15'5" x 12'7") Velux window to rear. Walk-in cupboard and door giving access to under eaves storage areas.

OUTSIDE



There is a loc-bloc driveway to front with wooden gate leading to shared pend. The rear garden is enclosed by wooden fencing and mainly in pink granite stone chippings with whirlygig and flower/shrub borders. Decked area and wooden shed.

Home Report available (fee may apply).

POST CODE

AB43 9QT

COUNCIL TAX BAND

Band A

ASKING PRICE

Offers in the region of £85,000 are expected.

VIEWING

By arrangement with the Selling Agents.

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.**