

BROWN & McRAE

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7 DUKE LANE FRASERBURGH



OFFERS OVER £60,000

£10,000 UNDER HOME REPORT VALUATION!

Located close to the harbour and the town centre, this granite built 2½ storey 'A' listed property would make an ideal family home. Although in need of some modernisation the property offers generous sized accommodation throughout. The property is accessed from Duke Lane to a concrete courtyard which leads to the entrance porch. The ground floor accommodation has a living room and a kitchen with open passage between. To the first floor there are 2 double bedrooms and a bathroom with the stairs continuing to the second floor which has 2 further double bedrooms. There is also a small area of ground located on the opposite side of the lane which belongs to the property and may be suitable for off-road parking.

PORCH, HALL, LIVING ROOM, KITCHEN. UPSTAIRS: LANDING, 2 DOUBLE BEDROOMS, BATHROOM. SECOND FLOOR LANDING: 2 FURTHER DOUBLE BEDROOMS. OUTSIDE: COURTYARD, STORE, SMALL AREA OF GROUND

PORCH	Windows on 3 sides. Part glazed door and steps down to:
HALL	Turning stairs to upper floor with storage cupboard beneath housing the electric (key) meter.
LIVING ROOM	4.35m x 3.89m (14'3" x 12'9") window to front. Fyfestone fireplace along one wall with display plinths. Through open passage to:
KITCHEN	4.94m x 2.85m (15'10" x 9'3") windows to front and side. Fitted with a range of base and wall units, stainless steel sink and drainer – plumbed for washing machine. Built-in 4-burner gas hob with double oven. Rotary ceiling light.
UPSTAIRS	
LANDING	Window to front. Stairs to second floor.
BEDROOM 1	4.53m x 2.93m (14'10" x 9'7") windows to front and side.
BATHROOM	Fitted with a 3-piece suite of wc, whb and corner bath with shower above. Xpelair.
BEDROOM 2	4.58m x 2.95m (15' x 9'8") window to front.
SECOND FLOOR	Skylight windows to front and rear. Loft hatch, wood laminate floor. Cupboard housing the hot water tank and further shelved cupboard.
BEDROOM 3	4.67m x 3.04m (15'4" x 10') windows to front and side with views of the harbour. Wood laminate floor.
BEDROOM 4	4.64m x 3.51m (15'3" x 11'6") window to front. Wood laminate floor.
OUTSIDE	There is a courtyard to front with drying poles. STORE. Across the lane there is a small area in grass which belongs to the property.
	Home Report available (fee may apply)
POST CODE	AB43 9EN
COUNCIL TAX BAND	Band A
ASKING PRICE	Offers over £60,000
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.