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## CEDAR COTTAGE 76-78 FINLAYSON STREET FRASERBURGH



**REGION OF £110,000**

LOOKING FOR A DEVELOPMENT OR INVESTMENT OPPORTUNITY? **Cedar Cottage** is currently made up of 2 separate flats and is being sold as one property, allowing any purchaser to either create a family home or 'do-up' for the investment market. The properties have UPVC woodgrain effect double glazing and electric storage heaters to most rooms. Entry is via the front door to a shared vestibule with doors leading to both flats. No 76 is a ground floor flat with a hall leading to the living room, 2 bedrooms and a shower room. There is a galley kitchen off the living room with door to the rear garden. No 78 is a first floor flat with a living room, kitchen, double bedroom and a bathroom with stairs leading to an attic room that could be used as a second bedroom/playroom. Outside there is a front garden in lawn and access through a wooden gate to the enclosed rear garden with various sheds.

EV, **No 76:** HALL, LIVING ROOM, GALLEY KITCHEN, 2 BEDROOMS, SHOWER ROOM. **No 78:** LANDING, LIVING ROOM, KITCHEN, DOUBLE BEDROOMS, BATHROOM, SECOND FLOOR LANDING, ATTIC ROOM. OUTSIDE: FRONT AND REAR GARDENS, VARIOUS SHEDS

**ENTRANCE VESTIBULE**

Entering through part glazed door. Doors to both properties.

**NO 76**

**HALL**

Part shelved cupboard housing the hot water cylinder. Dimplex electric storage heater.

**LIVING ROOM**



4.24m x 4m (13'10" x 13'2") window to rear with louvre blinds. Tiled fireplace with cupboard to side. TV aerial cable, Dimplex electric storage heater. Door to:

**GALLEY KITCHEN**



2.36m x 1.69m (7'8" x 5'6") window to side. Base level sink unit with tiled splash back and open shelving either side. Double doored wall cupboard, electric cooker point. Door to garden.

**BEDROOM 1**

4.10m x 3.82m (13'5" x 12'7") at its widest. Window to front with Venetian blind. Boarded up fireplace with built-in wardrobes either side. Dimplex electric storage heater.



## BEDROOM 2



3.19m x 2.78m (10'6" x 9'1") window to rear. Double sliding doored built-in wardrobe with overhead cupboard.

## SHOWER ROOM

2.46m x 1.38m (8'1" x 4'6") Aqua panelling to  $\frac{3}{4}$  height and fitted with a 3-piece suite of wc, wall mounted whb and shower with low level shower screen and curtain. Dimplex electric fan heater. Xpelair.



## NO 78 HALL

Stained glass window to front with low level cupboard housing electric meters for both flats.

## LANDING

Large walk-in cupboard with its own light. Loft hatch. Stairs to second floor.

## LIVING ROOM



3.98m x 3.84m (13'1" x 12'7") window to front. Arched recess with low level cupboard beneath. Dimplex electric storage heater.

## KITCHEN



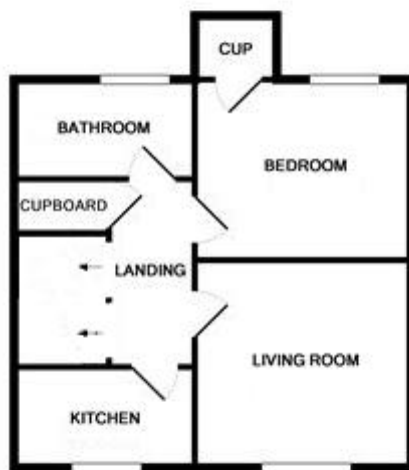
	2.71m x 2.66m (8'11" x 8'9") window to front with louvre blinds. Fitted suite of base and wall units, worktops with stainless steel sink and drainer. Electric cooker point.
BEDROOM	4.49m x 3.81m (14'9" x 12'6") window to rear. Tiled fireplace. Cupboard housing the hot water cylinder. Large walk-in cupboard with window. Dimplex electric storage heater.
BATHROOM	2.73m x 1.86m (8'11" x 6'1") frosted glazed window to rear. White 3-piece suite of wc, pedestal whb and bath. Electric heated towel rail and electric fan heater.
SECOND FLOOR LANDING	Velux window to rear.
ATTIC ROOM	4.36m x 4.25m (14'4" x 14') window to rear and Velux window to front.
OUTSIDE	The front garden has a lawn with borders for flower/shrub planting. Path leads through wooden gate to the rear garden which is mainly in grass with drying poles and borders for flower/shrub planting. Various sheds including a WASH HOUSE with plumbing for washing machine and cold water tap.
POST CODE	AB43 9JQ
COUNCIL TAX BAND	Currently band A for each property.
ASKING PRICE	Offers in the region of £110,000 are expected.
VIEWING	By arrangement with the Selling Agents.
OFFERS TO	Messrs. Brown & McRae (Ref: MJA)



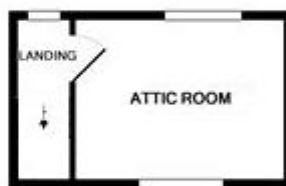
**NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.**



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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