

**12 Louisa Crescent,
Crimond, Fraserburgh, AB43 8AD**


**Prices Over
£270,000**

ASPC ref : 334529

 4  2  2 193 m² EPC **C** Council Tax Band **F**



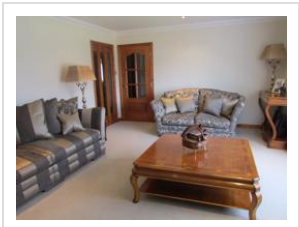
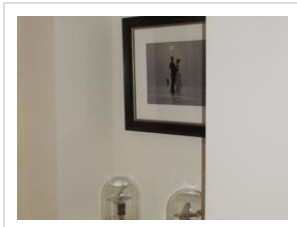
Arrange a viewing

 **01346-
515797/514761**
(Brown & McRae)


Brown & McRae
9-11 Frithside Street
Fraserburgh
AB43 9AB

Email:
property@brown-mcrae.co.uk

Website:
<http://www.brown-mcrae.co.uk>



Property features:

 Central heating	 Garage	 Garden	 Parking
--	---	---	--

Accommodation in detail...

If you are looking for that stylish, luxurious, impressive, and spacious **detached 4 bedroomed family home**, then 12 Louisa Crescent, Crimond is sure to tick all your boxes. Situated in a popular location and offering high levels of family accommodation, this house is tastefully presented and well maintained throughout. Built approximately 9 years ago, 12 Louisa Crescent is of a high standard and offers any purchaser the opportunity to move straight into a modern up to the minute elegant home. The village of Crimond has many local amenities which includes Doctors Surgery, local convenience stores and post office, Primary School and has bus links to Fraserburgh and Peterhead. Within commuting distance of the property is Aberdeen City and Airport.

The property benefits from hardwood double glazing as well as gas central heating to individual radiators throughout. The gas central heating boiler is located in the double garage. The property also has a monitored alarm system. The hallway within the property receives a vast amount of day light with the Living Room having a feature of three slim line floor to ceiling windows. There is a generous sized

Kitchen on open plan with the Family Area, Conservatory and Dining Room. The Kitchen is fitted with a suite of high quality wall mounted and base level units. There is an 'American' styled fridge freezer within the Kitchen with overhead units which will be included in the sale. The Family Area and Conservatory provides ample space for couch seating where you can enjoy the peace and quiet setting overlooking the rear garden. Patio doors from the Conservatory leads out to the rear decking. The Dining Area is to the front of the property with a door leading out onto the Hallway, and again has a large window to the front giving this room ample day light. The Dining Area is a large open plan space where you could quite happily dine and relax. The Master Bedroom with En-Suite Shower Room is decorated in soft colours with patio doors leading out to the decking. Bedrooms 2, 3 & 4 (4 currently used as an Office) all benefit from built-in mirror doored wardrobes providing ample hanging rail and storage space.

There is a large tarmac driveway to the front of the property for off-road parking that leads to the double garage with electrically operated up and over doors. There is a small section of the front garden laid in lawn. The rear garden is fully enclosed with wooden fencing and gates again mostly laid in lawn with an area to the side being a rockery. Immediately from the Patio doors in the Master Bedroom & Conservatory, and the exterior door off the Utility Room takes you out to the decking. Wooden pedestrian gates leads to steps down to the lawn. There is ample space below the decking that a potential buyer could put to a vast amount of uses.

If you are looking for that Show Home in a quiet, peaceful village, then 12 Louisa Crescent, Crimond is well worth viewing to appreciate the scale of accommodation both inside and out! Included in the sale are all floor coverings, light fittings, curtains and pelmets.

ENTRANCE VESTIBULE, HALLWAY, TOILET, LIVING ROOM, OPEN PLAN KITCHEN, FAMILY AREA, CONSERVATORY AND DINING ROOM, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOMS 2, 3 & 4 (4 - OFFICE), FAMILY BATHROOM.

DOUBLE GARAGE. OUTSIDE: TARMAC DRIVEWAY, DECKING AND REAR GARDEN WITH ROCKERY

Entry via hardwood exterior door to the:

ENTRANCE VESTIBULE 1.81m x 1.70m (5'11" x 5'6") Matwell. Laminate flooring. Ceiling coving and spot lights. Door and side panel leading through to the:

HALLWAY Laminate flooring. Ceiling coving and spot lights. Doors going off to all Rooms. Radiators. Four built-in cupboards one housing the hot water tank. Ample shelving.

TOILET 2.07m x 1.498m (6'9" x 4'10") Fitted with a white WC and WHB. Laminate flooring. Small frosted glazed window to the front with louvre blinds. Ceiling coving and light. Radiator.

LIVING ROOM 5.98m x 4.66m (19'7" x 15'3") A feature of this room is the marble fireplace. Bay window to the front with louvre blinds and radiator beneath. TV and telephone points. Fitted carpet. Ceiling coving and spot lights. Second radiator. Three slim line floor to ceiling windows looking into the Hallway.

KITCHEN, FAMILY AREA, CONSERVATORY AND DINING ROOM 11.93m x 1.46m (39'11" x 34'3") (At widest point) All on Open Plan this bright and airy room is situated at the rear of the property overlooking the rear garden and secluded by tree's. The Kitchen is fitted with a suite of wall mounted and base level units with high gloss marble effect work surfaces. Stainless steel sink and drainer. Built-in 4-ring ceramic hob with extractor canopy above and oven beneath. Integrated dishwasher and recess for 'American' fridge freezer with units above. (Fridge freezer included in the sale). Telephone point. Ceiling coving and spot lights. Laminate flooring throughout. Window looking onto the rear garden. Door to the Utility Room. The Family Area and Conservatory has ample space for 'couch' seating. Within the Family Area is a TV point. Again with windows with louvre blinds to the rear and Patio doors from the Conservatory to the decking. The Dining Area is open plan again with window to front with louvre blinds and radiator beneath. Door out to the Hallway. Photos of Conservatory overleaf.

CONSERVATORY

UTILITY ROOM 3.09m x 1.71m (10'1" x 5'7") Fitted with a suite of wall mounted and base level units with contrasting work surfaces and stainless steel sink and drainer. Window to the side with louvre blinds. Laminate flooring. Matwell. Door to the rear. Radiator. Ceiling coving and light. Door through to the garage.

DOUBLE GARAGE 6.06m x 5.93m (19'10" x 19'5") Electrically operated up and over vehicular doors. Ample lighting and power sockets. Window to the side. Pedestrian door to the rear.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM 4.93m x 3.50m (16'2" x 11'5") Window to the rear with louvre blinds and patio doors out to the decking again with louvre blinds. Radiator. TV point. Ceiling light and coving. Door through to the **EN-SUITE SHOWER ROOM** which measures 2.51m x 1.20m (8'2" x 3'11") Fitted with a white suite which comprises of WC and WHB within vanity unit. Double shower with aqua panelling around. Laminate flooring throughout. Radiator.

BEDROOM 2 3.58m x 3.54m (11'8" x 11'7") Double built-in mirror doored wardrobes proving ample hanging rail and storage space. Laminate flooring. Window to the side with louvre blinds. Radiator. Ceiling coving and light.

BEDROOM 3 4.02m x 2.81m (13'2" x 9'2") Triple mirror doored wardrobes providing ample storage and hanging rail space. Laminate flooring. Ceiling coving and light. Window to the side with louvre blinds. Radiator.

BEDROOM 4 Currently used as an office. The current proprietors are willing to sell the office furniture via separate negotiation. This room measures - 3.44m x 3.13m (11'3" x 10'3") Window to the side with louvre blinds. Radiator. Laminate flooring. Ceiling coving and light.

OUTSIDE Large sweeping tarmac driveway to the front which leads to the double garage. Circular area in lawn. The rear garden is fully enclosed with an area in decking immediately to both sets of patio doors in the Master Bedroom and Conservatory and from the utility room exterior door. Steps from the decking area leads down the area in lawn.

COUNCIL TAX BAND Band F

EPC Band C (73)

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/334529/12-Louisa-Crescent/Fraserburgh/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.