

30 Damfield Road,
Fraserburgh, AB43 9SJ

Price Around
£250,000

ASPC ref : 334669

5
 2
 2
 169 m²
 EPC **D**
 Council Tax Band **E**



Arrange a viewing

01346-
515797/514761
(Brown & McRae)

Brown & McRae

9-11 Frithside Street
Fraserburgh
AB43 9AB

Email:

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



Property features:



Central heating



Garage



Garden



Parking

Description

30 Damfield Road is an immaculately presented and deceptively spacious house that would be ideal for the growing family! The property offers spacious family sized accommodation over two floors which comprises of 2 public rooms and five bedrooms. Located close-by to the property and within walking distance are both primary and secondary school's, local convenience stores/post office and on Strichen Road bus links are readily available to and from Aberdeen City.

The property benefits from UPVC woodgrain effect double glazing with a hardwood front exterior door. There is a conservatory to the rear with polycarbonate roof. You are sure to sit in the conservatory, relax and enjoy the pleasant sunshine and views over the garden and pond.

This property has been tastefully decorated throughout and finished to a high standard. All internal doors, skirtings and facings are 'hardwood' finished. Four of the bedrooms benefit from built-in wardrobes. The Master Bedroom benefits from an En-Suite Shower Room. There is a bright and spacious living room to the front of the property with large window giving you a great street view. A focal point of the living room is the fire surround with electric fire inset. To the rear of the property is the

dining kitchen with a fitted low level breakfast bar table providing ample seating space. The Kitchen benefits from under floor heating. The utility room, conservatory and the staircase giving access to the upper floor are all located off the kitchen. The utility room is extremely spacious with exterior door to the rear and door to the single garage which benefits from an up and over door, power and light. Ample space in the utility room for automatic washing machine, tumble dryer, fridge freezer etc. Bedrooms 4 & 5 on the upper floor are extremely spacious. Bedroom 4 is currently used as an office but could also be put to other use such as snug, games room, children's play room etc.

30 Damfield Road occupies a spacious corner plot offering a fully enclosed rear garden. The rear garden is of low maintenance and has a focal point which is the pond. Around the property is leylandi hedging which gives you that great privacy and an area laid in artificial grass with ample space for pot plants and decorations. Greenhouse. Two wooden sheds. There is a driveway to the front for off-road parking which leads to the single garage.

Viewing is most definitely welcomed to appreciate the scale of accommodation on offer both inside and out! Call today to arrange your viewing appointment!

ENTRANCE VESTIBULE, HALLWAY, LIVING ROOM, DINING KITCHEN, CONSERVATORY, UTILITY ROOM, FAMILY BATHROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOMS 2 & 3. UPSTAIRS: BEDROOMS 4 & 5. OUTSIDE: CONCRETE DRIVEWAY TO FRONT LEADING TO GARAGE. FULLY ENCLOSED REAR GARDEN.

COUNCIL TAX BAND Band E

EPC Band D

Accommodation comprises

GROUND FLOOR

ENTRANCE VESTIBULE Matwell. Solid oak flooring. Ceiling light. Door with side panel leading to the:

HALLWAY Fitted carpet with a solid oak border. Two built-in cupboards, one of which is double and the single is shelved and houses the hot water tank. Telephone point. Ceiling spot lights. Two radiators. Doors going off to all rooms.

LIVING ROOM 4.67m x 3.96m (15'4" x 13') Window to the front with Louvre blinds. A focal point of the living room is the fire place with electric fire inset. Radiator. Laminate flooring. Ceiling coving and lights. TV point.

DINING KITCHEN 6.12m x 3.35m (20'1" x 11') Fitted with a suite of wall mounted and base level units, black work surfaces and tiled splash backs. Stainless steel sink and drainer. Space and plumbing for dishwasher, space for fridge freezer. Cooker with extractor hood above. Window to the rear with roller blinds. Tiled flooring with underfloor heating within the kitchen area and laminate flooring in the dining area. Breakfast bar providing ample seating. Two radiators. Ceiling lights and fan. Carpeted staircase leads to the upper floor. Doors going off to the utility room and conservatory.

CONSERVATORY 3.45m x 2.46m (11'4" x 8'1) Windows with louvre blinds on all sides, French doors leads out to the rear garden. Polycarbonate ceiling. Maple wooden floor. Wood panelling on main wall. Radiator.

UTILITY ROOM 3.17m x 2.51m (10'5" x 8'3") Fitted with a range of wall mounted and base level units, black work surfaces and a 'Belfast' sink. Radiator. Space and plumbing for automatic washing machine and vent for tumble dryer. Win with electric shower over. There is aqua panelling within the bath. Tiling to full height on all other walls with decorative border. Laminate flooring. Chrome plated wall mounted towel ladder. Ceiling spot lights. Frosted glazed window to the rear with roller blind.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM 3.40m x 3.20m (11'2" x 10'6") Window to the rear with louvre blinds. Fitted carpet. Radiator. TV point. Ceiling light. Along the length of one wall are built-in wardrobes with ample hanging rail and storage space. Door leads to the: **EN-SUITE SHOWER ROOM** 2.54m x 1.16m (8'4" x 3'10") Fitted with a suite which consists of WC, WHB in vanity unit and large walk-in mixer shower with aqua panelling within. Tiling to full height on all other walls. Laminate flooring. Frosted glazed window to the rear with roller blind. Chrome plated towel ladder. Ceiling light.

BEDROOM 2 3.58m x 3.20m (11'9" x 10'6") Window to the front with louvre blinds. Fitted carpet. Built-in oak doored wardrobes providing ample hanging rail and storage space. TV point. Radiator.

BEDROOM 3 3.58m x 2.61m (11'9" x 8'7") Window to the front with louvre blinds. Fitted carpet. TV point. Radiator. Ceiling light. Built-in wardrobes with oak doors providing ample hanging rail and storage space.

UPSTAIRS

LANDING Carpeted staircase from the Kitchen leads to the upper floor. Eaves storage. Broad landing. Ceiling light. Doors going off to Bedrooms 4 & 5

BEDROOM 4 5.18m x 3.88m (17' x 12'9") Velux window to the rear with roller blind. Radiator. Fitted carpet. Eaves storage. Ceiling strip light.

BEDROOM 5 4.21m x 3.88m (13'10" x 12'9") Window to the side with roller blind and pelmet. Built-in wardrobe. Radiator. TV point. Fitted carpet. Dow and exterior door to the rear. Door to the Garage. Tiled flooring. Ceiling light.

FAMILY BATHROOM 3.48m x 1.52m (11' x 5') Fitted with a white suite which consists of: pedestal WHB, WC, bidet, bath with electric shower over. There is aqua panelling within the bath. Tiling to full height on all other walls with decorative border. Laminate flooring. Chrome plated wall mounted towel ladder. Ceiling spot lights. Frosted glazed window to the rear with roller blind.

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

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