

33 High Street, St. Combs, Fraserburgh, AB43 8YR

Price Over
£190,000

ASPC ref : 360027

4
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 140 m²
 EPC **D**
 Council Tax Band **D**



Arrange a viewing

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Brown & McRae

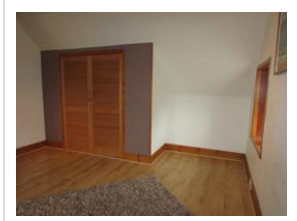
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AB43 9AB

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Property features:



Located in the coastal village of St. Combs which lies approximately 4 miles from Fraserburgh is Shalom, 33 High Street. This granite, detached property is sure to impress and suit the growing families needs. Located back from the street with garden grounds to both front and rear, the house benefits from hardwood double glazing, UPVC front and back exterior doors as well has gas central heating to individual radiators throughout via the combi boiler which is located in the built-in cupboard within the kitchen.

Within the village itself are many local amenities which includes: convenience store, chip/ice-cream shop, thriving hotel - The Tufted Duck and Primary School. The village has a bus service that runs regular services to and from Fraserburgh. From Fraserburgh there are links to Crimond, Peterhead and Aberdeen City/Airport.

The property has four double bedrooms, all of which benefit from wardrobe hanging and storage space. There are two bedrooms downstairs along with the bathroom, kitchen utility room and living/dining room. Upstairs are the further two bedrooms and a small toilet. The current proprietor has recently installed new bathroom and kitchen suites which are modern and up-to-the minute.

COUNCIL TAX BAND Band D

EPC Band D (64)

GROUND FLOOR

Entering through UPVC exterior door to the:

HALLWAY Laminate flooring. Under-stairs low level cupboard that houses the electric meter. Further full length cupboard for storage. Carpeted stairs to upper floor. Ceiling coving and three ceiling lights. Radiator. Doors going off to all rooms. (Front hallway light not included)

LIVING ROOM 5.62m x 3.92m (18'5" x 13'3") Carpeted. Two radiators. Patio doors with louvre blinds to the rear patio garden. A feature of this room is the original stone wall with feature fireplace. TV point. Ceiling light. Ample space for dining furniture.

KITCHEN 3.65m x 3.03m (12' x 9'11") Fitted with a white high gloss suite of wall mounted and base level units with black work surfaces and matching splash backs. Space for American fridge freezer. Gas hob and oven with extractor canopy above. Window to the rear with roller blind. Built-in cupboard where the CH boiler is located. Ample space for dining furniture. Ceiling spot lights. Radiator.

UTILITY ROOM 3.00m x 1.82m (9'10" x 5'11") Fitted with wall mounted and base level units with stainless steel sink and drainer. Space and plumbing for automatic washing machine. Vinyl flooring. Rear exterior door.

BEDROOM 1 3.71m x 3.49m (12'2" x 11'5") Along the length of one wall are a built-in range of mirror doored wardrobes. Fitted carpet. TV point. Window to the front with louvre blinds. Ceiling light and radiator. Arched recess with shelf and light above.

BEDROOM 2 3.96m x 2.749m (13' x 9'2") Window to the front with louvre blinds. Laminate flooring. TV/telephone points. Radiator. Free-standing range of wardrobes with overhead bridging unit and headboard which provides wardrobe and storage space. (Included in sale). Ceiling pendant light. (Current light not included.)

BATHROOM 2.65m x 2.11m (8'9" x 7') Fitted with a white modern, 3 piece suite with aqua panelling to full height on all walls. Bath with mixer tap. Easy access shower cubicle. WC and WHB. Illuminated mirror above WHB. PVC ceiling with light. Non-slip vinyl flooring.

FIRST FLOOR

UPSTAIRS LANDING

Carpeted staircase leads to the upper floor. Ceiling light. Doors to both Bedrooms, Toilet and a cupboard

BEDROOM 3 4.92m x 3.64m (16'14" x 11'94") Window to the front and side with louvre blinds. TV point. Laminate flooring. Built-in wardrobes.

BEDROOM 4 5.73m x 3.50m (18'79" x 11'48") Mirrored wardrobes included. Window to the front with louvre blinds. Laminate flooring. Radiator. Built-in storage.

TOILET 1.97m x 1.65m (6'46" x 5'41") Fitted with a white suite which consists of WC and wall mounted WHB. Tiled to dado rail height. Velux window.

OUTSIDE

The rear garden is fully enclosed and benefits from a dog run, wooden shed and located behind this, with access off the lane to side is the single garage with vehicular up and over door. There is a pedestrian door from the garden into the garage. There is a paved patio area immediately to the rear door off utility room and from the patio doors in the living room. Steps leads up to the lawn and shrub area where there is a whirligig and clothes drying line. Gate gives access to the front garden. The front is laid in lawn with a concrete path going along the front of the house. Boundary hedging.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/360027/33-High-Street/Fraserburgh/>

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