

11 Smiddyhill Road,
Fraserburgh, AB43 9WL

Price Around
£245,000

 4  2  2   150 m² EPC **D** Council Tax Band **E**



Contact Solicitor

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Features



Garage



Garden

Description

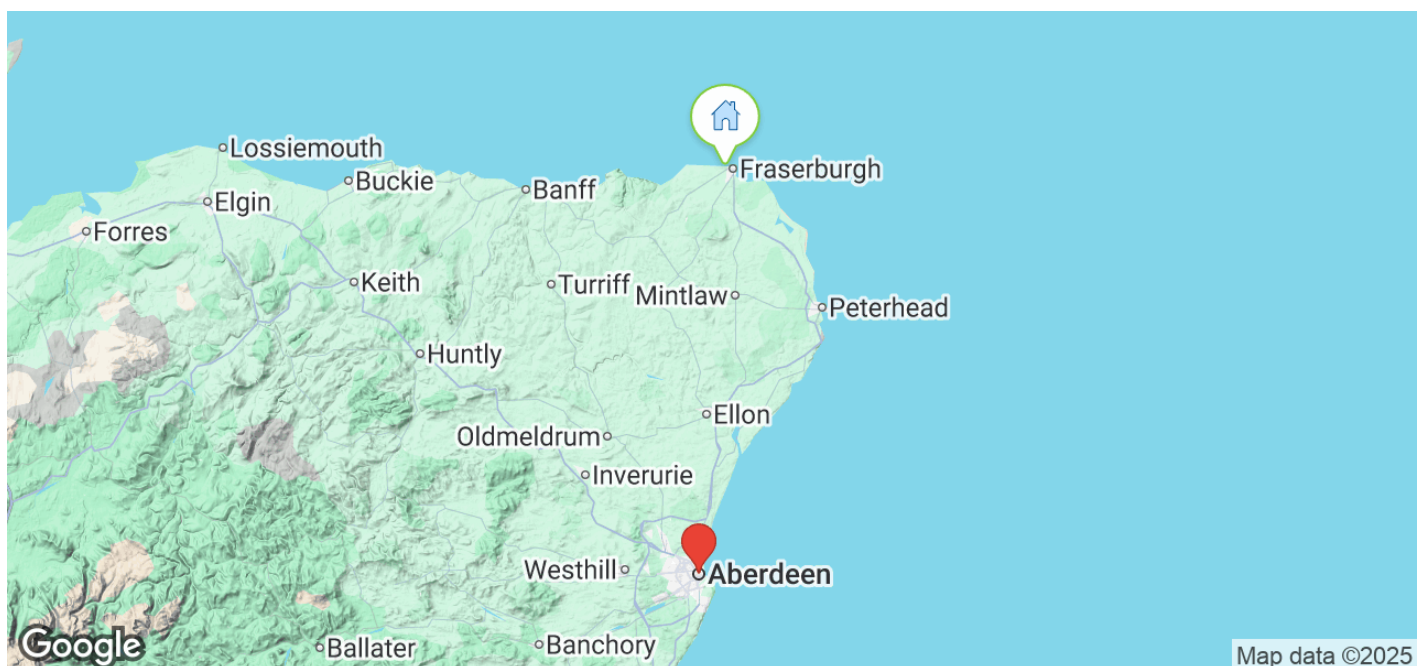
Situated in a much sought after residential part of the town is this beautifully presented **detached home**. This is a delightful, spacious and immaculate four bedroomed house built approximately 23 years ago to the highest of standards, and with the superior quality finish of a traditional build this property is in ready to move into condition. 11 Smiddyhill Road occupies a large plot and boasts extensive grounds with picturesque gardens to the front and rear of the property. Located amongst other private bungalows, the property is also within distance to local shops and ideally located nearby Findlay's Hotel and Restaurant. Local Primary Schools, Fraserburgh Academy and other local amenities are also close by.

The property benefits from hardwood double glazed windows and gas central heating to individual radiators throughout. There is a spacious Living Room to the front of the property with an exquisite feature marble fireplace that is accentuated by the natural light flowing in from the bay window. There is one bedroom on the ground floor with the remaining three on the upper floor along with the shower room. Bedroom 1 on the ground floor is a wonderfully bright and elegantly presented room with a bay window to the front with louvre blinds and also benefiting from two built in double sets of wardrobes.

To the ground floor are the family bathroom, dining kitchen with family area and utility room. Bedroom 2, 3 and 4 on the upper floor are generously sized rooms that also benefit from built-in storage and a wave of natural light beaming in from the Velux windows in 2 of the 3 rooms. Leading on from the shower room with walk-in cupboard, are built in double cupboards along the upper hallway with access to eaves storage. There is substantial storage throughout the property. From the outset of this fine, bespoke built home there is a sweeping driveway in stone chippings to the side which leads to the garage that also boasts a dedicated work shop to the rear. The rear garden is fully enclosed with high boundary block built walls giving you that extra privacy. There is a paved patio area which would be ideal for the summer months BBQ'S, a vegetable plot featuring a number of raised beds and a well maintained area in lawn.

This property truly sets itself apart with its bold appearance and outstanding features that really must be seen to be appreciated. 11 Smiddyhill Road is a much loved property that now presents a unique opportunity for potential purchasers; don't hesitate to arrange an appointment.

ENTRANCE VESTIBULE, HALLWAY, LIVING ROOM, BEDROOM 1, FAMILY BATHROOM, UTILITY ROOM, DINING KITCHEN WITH FAMILY AREA. UPSTAIRS: SHOWER ROOM, BEDROOMS 2, 3 & 4. OUTSIDE: STONE CHIPPED DRIVEWAY, FRONT GARDEN. REAR GARDEN. WORKSHOP/SHED AT REAR OF GARAGE.



Accommodation comprises

(Ground Floor)

Entry via hardwood exterior door to the:

Entrance Vestibule: 1.83m x 1.35m (6'0" x 4'4") approx. Matwell. Carpeted. Ceiling coving and light. Frosted glazed door with side panel leads through to the:

Hallway: Built-in cupboard. Feature ceiling archway. Ceiling lights. Secluded carpeted staircase leads to the upper floor with window to the side with roller blind. Doors going off to all rooms. Carpeted. Radiator.

Living Room: 5.30m x 4.58m (17'3" x 15'0") approx. A feature of this room is the fireplace with gas fire inset or real coal fire. Bay window to the front with louvre blinds. Carpeted. TV point. Ceiling light, wall lights and picture light. Ceiling coving. Dado rail to 1/2 height. Radiator.

Bedroom 1: 4.46m x 3.95m (14'6" x 12'9") approx. Bay window to the front with louvre blinds. Fitted carpet. Ceiling light and wall lights. Ceiling coving. Two double sets of built-in wardrobes.

Bathroom: 2.83m x 2.47m (9'2" x 8'1") approx. Fitted with a coloured suite which consists of corner bath, WC, WHB and bidet. Frosted glazed window to the rear. Radiator. Vinyl flooring. Ceiling light and coving.

Dining Kitchen with Family Area: 6.22m x 3.65m (20'0" x 11'9") approx. The kitchen is fitted with a range of wall mounted and base level units, stainless steel sink and drainer and black work surfaces. Gas hob with electric oven. Integrated dishwasher and fridge. Breakfast bar that would comfortably seat up to six people. Vinyl flooring. Ceiling coving and spot lights. Window to the rear. The family area is carpeted with window and patio doors to the rear both with louvre blinds. Radiator. TV point.

Utility Room: 2.49m x 1.45m (8'1" x 4'7") approx. Fitted with base level units. Stainless steel sink and drainer. Wall mounted central heating boiler. Matwell. Window and exterior door to the rear. Ceiling light. Space and plumbing for automatic washing machine and vented for tumble dryer. Ample space for free standing fridge freezer.

(First Floor)

Upstairs Landing: Carpeted staircase leads to the upper floor. Window to the side with roller blind. At the top of the staircase are double built-in wardrobes. Doors going off to all rooms.

Shower Room: 2.42m x 2.15m (7'9" x 7'0") approx. Fitted with a white suite which consists of WC, WHB and shower cubicle. Aqua panelling with shower cubicle. Velux window to the rear. Built-in cupboard with ample shelving also gives access to the eaves. Ceiling light. Radiator.

Bedroom 2: 3.62m x 2.97m (11'9" x 9'7") approx. Velux window to the rear. Fitted carpet. Ceiling light. Built-in wardrobe.

Bedroom 3: 4.59m x 2.80m (15'0" x 9'1") approx. Velux window to the rear. Fitted carpet. Radiator. Built-in wardrobe. Ceiling light.

Bedroom 4: 2.65m x 2.33m (8'6" x 7'6") approx. Fitted carpet. Window to the side with roller blind. Radiator. Ceiling light.

(Outside)

To the front of the property is an area in lawn with borders of flower planting. There is a sweeping driveway laid in stone chippings which leads to side gate and up and over vehicular door. The rear garden is fully enclosed and has a paved area, lawn, vegetable plot and stone chipped area with whirligig.

View this property here

<https://www.aspc.co.uk/search/property/345967/11-Smidhill-Road/Fraserburgh/>

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