



Your Fraserburgh Solicitors



**20 WESTCROFT CLOSE, MEMSIE,
FRASERBURGH, AB43 7BF**

**Offers Over
£340,000**

- DETACHED HOUSE
- KITCHEN/LIVING ROOM WITH OPEN PLAN DINING AREA
- 4 BEDROOMS
- 4 PIECE BATHROOM SUITE
- INTEGRAL GARAGE
- COUNCIL TAX BAND - F
- LIVING ROOM
- UTILITY ROOM
- EN-SUITE
- OIL CENTRAL HEATING
- LARGE FULLY ENCLOSED GARDEN
- EPC RATING - C

MacRae Stephen & Co. • 57 High Street • Fraserburgh • AB43 9ET • Tel: 01346 514545 • Fax: 01346 510147 • e-mail: william@macraestephen.co.uk

www.macraestephen.co.uk



ENTRANCE/HALLWAY



LIVING ROOM



LIVING ROOM ALTERNATIVE VIEW



KITCHEN



FAMILY LIVING ROOM



OPEN PLAN DINING AREA



UTILITY ROOM



DOWNSTAIRS WC



MASTER BEDROOM



MASTER BEDROOM ALTERNATIVE VIEW



EN-SUITE



EN-SUITE ALTERNATIVE VIEW



BATHROOM



BATHROOM ALTERNATIVE VIEW



BEDROOM 2



BEDROOM 2 ALTERNATIVE VIEW



BEDROOM 3



BEDROOM 3 ALTERNATIVE VIEW



BEDROOM 4



BEDROOM 4 ALTERNATIVE VIEW



20 Westcroft Close is a substantial detached one and a half storey family home which has been decorated and maintained to an exceptional standard including stone floors throughout the ground floor with the exception of the utility and WC which are tiled. The property is located in a cul de sac within a modern housing development only 3.5 miles from Fraserburgh and is close to the main Peterhead, Aberdeen road.

The property benefits from solar panels which heat the water and there is oil central heating underfloor heating on the ground floor and radiators on the upper floor and full double glazing. Additional heating is provided by the log burning stove in the family room.

Ground floor accommodation comprises of, a living room to the front of the property, kitchen with open plan living room/dining area with bi fold doors to the rear garden, WC, and a utility room.

First floor accommodation comprises of, Master bedroom with en-suite and walk in wardrobe, three double bedrooms two with walk in wardrobes, two built-in wardrobes in bedroom four and a four-piece bathroom suite.

Outside there is a garden to the front of the property and a driveway leading to an integral garage which has power, an electric door, and water supply. To the rear there is a large fully enclosed garden. Viewing is highly recommended as this is a ready to move into family home.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Call agents on 01346 514545.

Measurements

LIVING ROOM – 5M X 4.9M
KITCHEN/FAMILY ROOM – 8.1M X 7.7M
UTILITY ROOM – 4.6M X 1.8M
DOWNSTAIRS WC – 1.9M X 1.8M
BEDROOM 1 – 4.4M X 4.2M
EN-SUITE – 2.4M X 2.2M
BATHROOM – 3.3M X 2.1M
BEDROOM 2 – 4.6M X 4.2M
BEDROOM 3 – 4.3M X 3.4M
BEDROOM 4 – 5M X 4.2M
GARAGE – 7.8M X 4.4M

Whilst these particulars are believed to be correct they are not warranted and are not to form part of any contract of sale