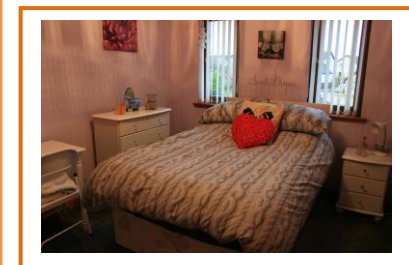
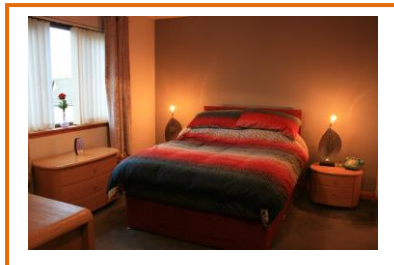


11 BRUCE BRAE, LONGSIDE, AB42 4SY

OFFERS AROUND - £220,000



We are delighted to offer for sale this 2 public, 4 bedroom detached property situated in immaculate condition in a quiet cul de sac in a residential area of Longside. Lounge, Dining room, Kitchen, utility room, 4 double bedrooms (1 en-suite) and bathroom with ample storage throughout. Double glazing and electric storage heating. There is a large garden area to the rear of the property. Single garage and driveway for two cars.

The village of Longside has a modern Primary School, Golf Club and Shop. Longside is within commuting distance of Peterhead (6 miles), Fraserburgh (15 miles) and Aberdeen (31 miles).

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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

**Lounge 11'6" x 15'11" (3.53m x 4.86m)**

Light and spacious lounge with TV point. Carpeted flooring. French doors to dining room. Window to front.

**Dining room 10'1" x 10'9" (3.08m x 3.30m)**

Double French doors off living room. Window to rear. Carpeted floor. Currently used as a sitting room.

**Kitchen 10'5" x 12'10" (3.19m x 3.93m)**

Wall and floor units. Integral dishwasher, oven, hob and extractor fan. Linoleum flooring. Window to rear. Access to dining room and utility room.

**Utility Room 5'1" x 7'11" (1.56m x 2.43m)**

Sink and drainer. Plumbed for washing machine. Walk in cupboard housing boiler. Access to back garden.

**Bedroom 1 16'11" x 15'8" (5.18m x 4.80m)**

Double bedroom. Carpeted flooring. Window to front of property. 2 sets of built-in double wardrobes. Phone and TV point. Large, spacious room with en-suite.

**En-suite**

White two piece suite comprising of toilet, wash hand basin and surrounding storage. Mirrored vanity cabinet. Shower. Partially tiled.

**Bedroom 2 10'2" x 10'11" (3.10m x 3.35m)**

Double bedroom. Carpeted flooring. Window to rear of property. Built-in double mirrored wardrobe.

**Bedroom 3 9'10" x 9'0" (3.02m x 2.77m)**

Double bedroom. Carpeted flooring. Window to front of property. Built-in double wardrobe.

**Bedroom 4 8'2" x 8'3" (2.50m x 2.53m)**

Double bedroom. Carpeted flooring. Window to rear of property. Built-in wardrobe. Currently being utilised as a sitting room.

**Family bathroom**

White three piece suite comprising of toilet, wash hand basin and bath. Walls partially tiled. Vinyl flooring. Window to rear of property. Mirrored vanity cabinet.

**Outside Areas**

Garden to rear of property laid mostly to lawn. Shed to rear of property to remain. Patio area. Single garage with power. Driveway with parking for two cars.

Ample storage throughout with a large under stair cupboard and a further two large storage cupboards in the upstairs hall.

All curtains, blinds floor coverings and some light fittings to remain.

Home Report available upon request.

EPC Rating – Band E

**Viewing** is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

