




McEwan Fraser Legal
 Solicitors & Estate Agents
 01224 472 441

Willowbrook
 GRANGE, KEITH, AB55 6SQ

WILLOWBROOK

McEwan Fraser Legal are delighted to bring to the market this four bed detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space. The property is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

In more detail, the property consists of reception hall, spacious lounge allowing for different furniture configurations with feature fire. The kitchen/family room comes complete with floor to ceiling units, good worktop space, cooker, oven and hood. As well as access to the

back garden. The utility room also benefits from storage and access to the garden. The dining room allows for large dining table and chairs for more formal dining with family and friends.

There are four generous sized bright and airy bedrooms able to accommodate free standing furniture if required and complete with built-in storage. The master also benefits from an en-suite with shower, wash hand basin and WC. The family bathroom completes the property internally with bath, wash hand basin and WC.

The property also benefits from ample parking, the garden grounds are mostly laid to lawn.



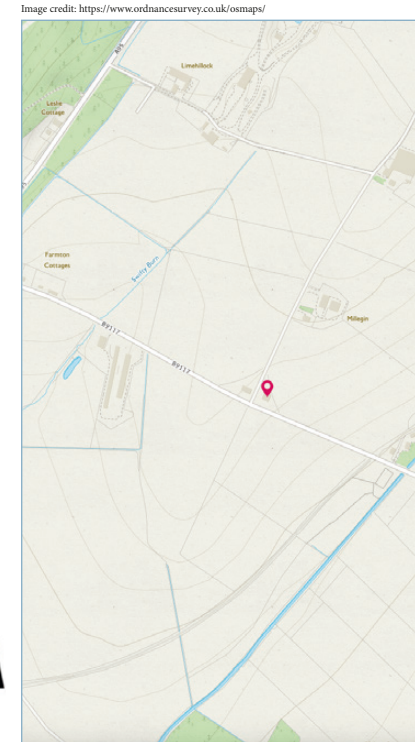
Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.10m (13'5")
Family Room	4.50m (14'9") x 3.00m (9'10")
Dining Room	4.50m (14'9") x 3.00m (9'10")
Kitchen	3.16m (10'4") x 3.00m (9'10")
Utility	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.65m (8'8")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
Bedroom 4	3.10m (10'2") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.20m (7'3")
En-suite	2.60m (8'6") x 1.20m (3'11")

Gross internal floor area (m²): 155m²

EPC Rating: D

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer