




McEwan Fraser Legal
Solicitors & Estate Agents
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69 Parnassus Gardens

FYVIE, ABERDEENSHIRE, AB53 8QD



The Location

69 Parnassus Gardens and the village of Fyvie are located just off the main arterial route of the A947 and are equidistant to the bustling country towns of Turriff and Oldmeldrum, approximately 9 miles.

Fyvie is a thriving village with a strong community spirit benefitting from many amenities which include a convenience store, pharmacy, hotel, health centre and primary school. All the other amenities that you would expect or require can be found at either Turriff or Oldmeldrum fantastic secondary schooling and higher education, multiple convenience stores, supermarkets, and other facilities which include a swimming pool, bowling stadium, library, community centre, NHS health centre, sports centre and local golf courses. Fyvie Castle is a short distance away and is of particular interest to tourists following "The Castle Trail".

The East Coast bus network operates a comprehensive service close to Fyvie.

Aberdeen city is within a commuting distance approximately 25 miles east of Fyvie. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy.

Aberdeen also offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen.





The Property

McEwan Fraser Legal are delighted to offer to the market this immaculate two bedroom Mid Terrace property offering spacious living accommodation over two floors which the present owner has modernized and upgraded to an exceptional standard.

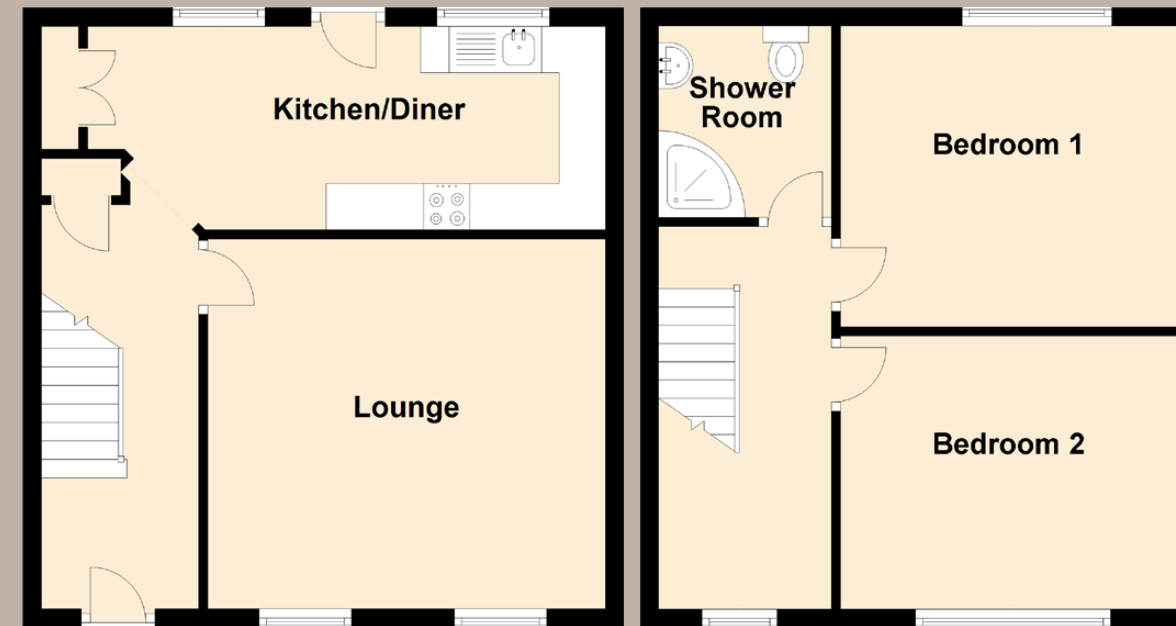
A stylish modern dining kitchen, bespoke shower room and redecorated in a fresh neutral decor throughout, are just some of the fantastic upgrades that this property has to offer. Further benefiting from the use of quality fittings and furnishings throughout with full UPVC double glazing and doors and oil fired central heating. Presented to the market in an absolute walk in condition, 69 Parnassus Gardens is a fantastic first-time purchase, would suit the young family or a superb buy-to-let investment.

The property comprises an immaculate hallway leading to all other accommodation, Large lounge with feature

fireplace and a picture window, spacious dining kitchen with superior integrated appliances, a carpeted staircase leads to the first-floor landing and the bespoke family shower room, with two very spacious double bedrooms.

To the front of the property, off street parking is available the garden is laid to decorative stone chip with sporadic planting of small shrubs and plants. The extensive rear garden has a high perimeter fence and is laid mostly to lawn with borders containing mature plants and shrubs with seasonal flowers. A patio area beside the garden shed is perfect for alfresco dining and enjoying the sun. The garden is fully enclosed and is a perfectly safe environment for those with children or pets.





Approximate Dimensions (Taken from the widest point)	
Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen/Diner	6.10m (20') x 2.20m (7'3")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): **81m²**

EPC Rating: **D**

Extras (Included in the sale): All fitted floor coverings, blinds and light fittings.

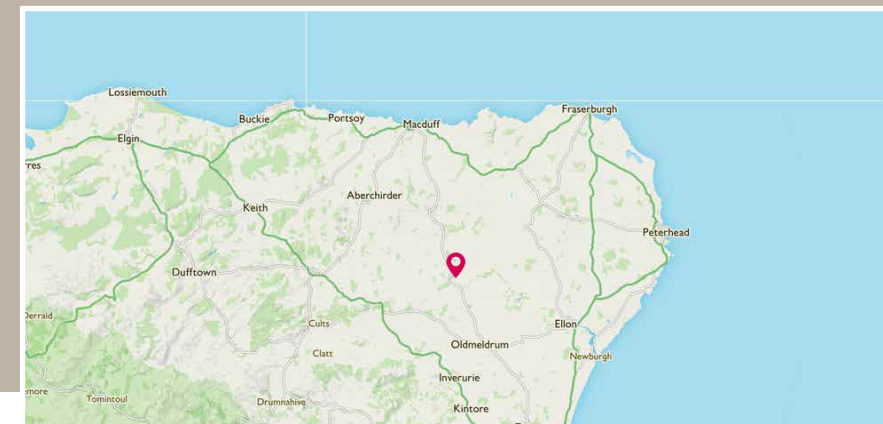


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