

13 Duke Street

FETTERANGUS, ABERDEENSHIRE, AB42 4EP



*FOUR BEDROOM DETACHED PROPERTY
WITH EXTENSIVE GARDEN GROUNDS*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



13 Duke Street is a traditional stone and slate detached four-bedroom property in a popular residential area of the picturesque village of Fetterangus. The property is located at the end of a quiet cul-de-sac location with views from the gardens across the open countryside. This substantial property offers spacious modern-day living accommodation over two levels, the present owners have modernised and upgraded when and where necessary but have retained the character and charm of a bygone era. Further benefitting from double glazing, oil-fired central heating and a wealth of original features, and an absolute must-view to fully appreciate all that this property has to offer and the stunning gardens.

The property comprises a vestibule leading to the hallway and in turn to all other accommodation, there are two principal rooms to the front of the property. A spacious lounge with a traditional working fireplace that adds that touch of grandeur, a second reception room/family room, a traditional dining kitchen overlooking the rear garden with a wood-burning stove leads to the rear porch and garden.

The Property

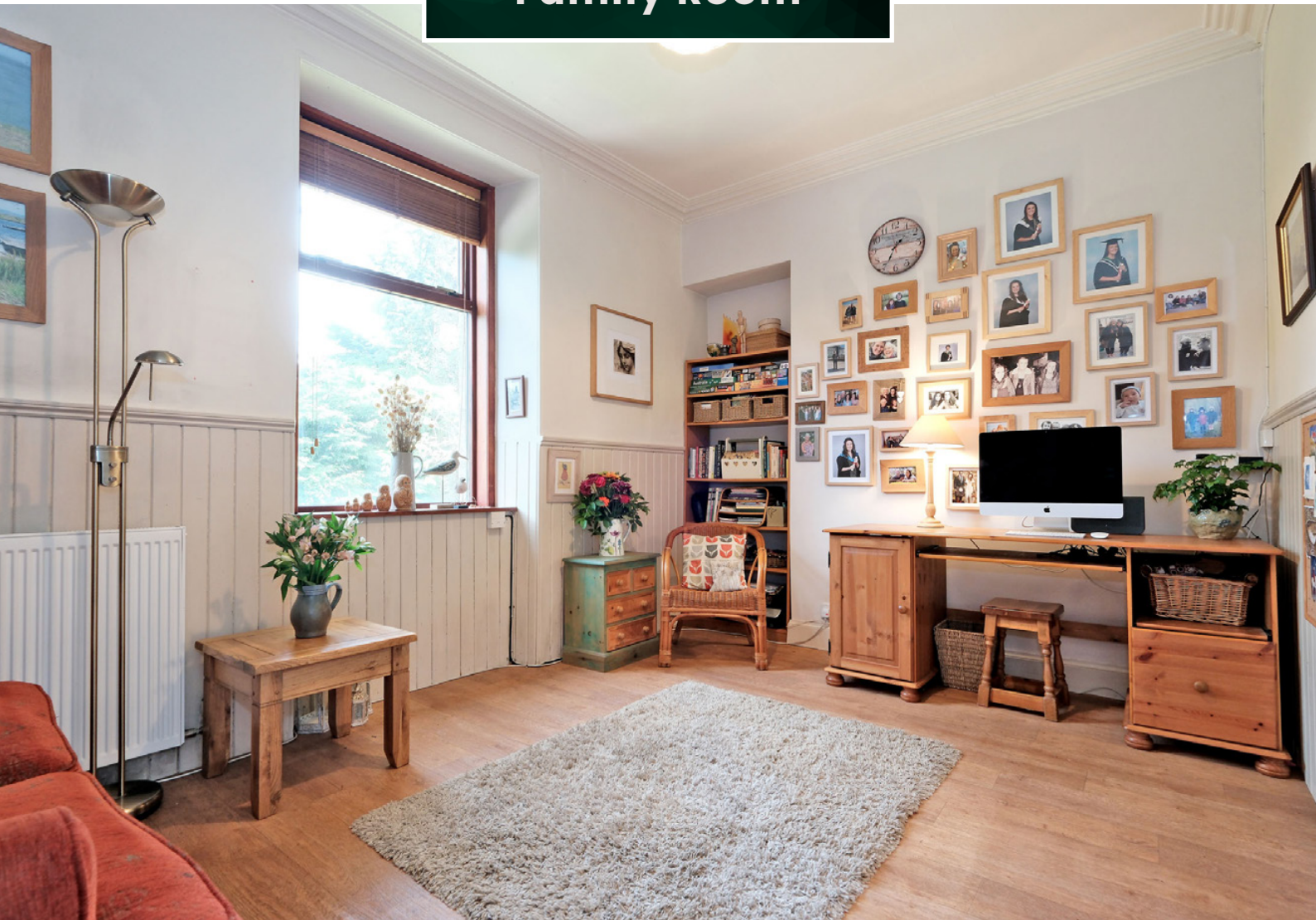


*“...A TRADITIONAL
DINING KITCHEN
OVERLOOKING
THE REAR
GARDEN WITH A
WOOD-BURNING
STOVE LEADS TO
THE REAR PORCH
AND GARDEN...”*





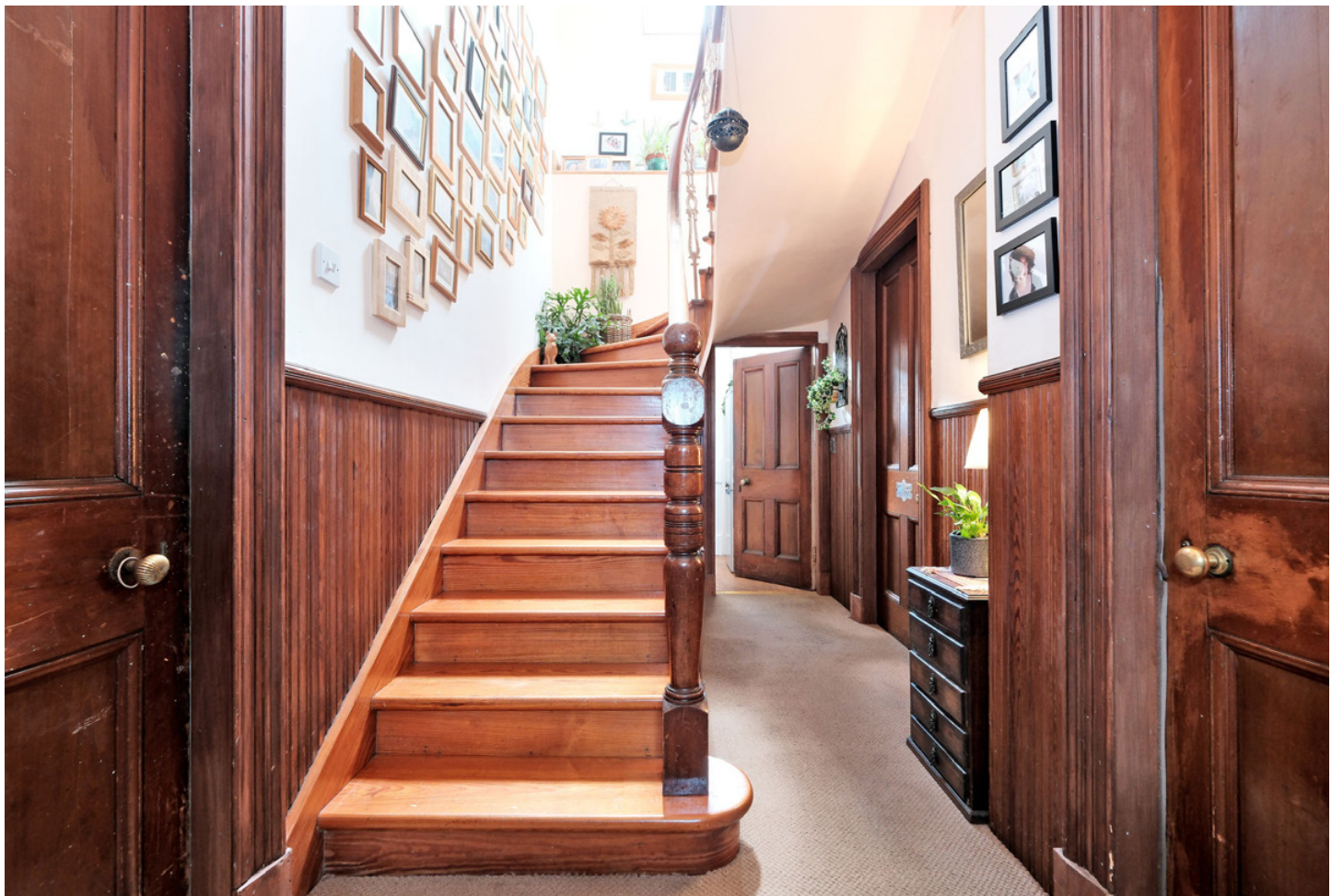
Family Room





A very large family bathroom completes the ground floor accommodation, and a traditional staircase with metal balustrades leads to the upper floor where you have four double bedrooms with the two front bedrooms benefitting from dormer-styled windows which flood the rooms with natural light.







All of the bedrooms are large enough for a selection of standalone furniture. A small centrally located box room could be used as a potential study, or a home office completes the accommodation.



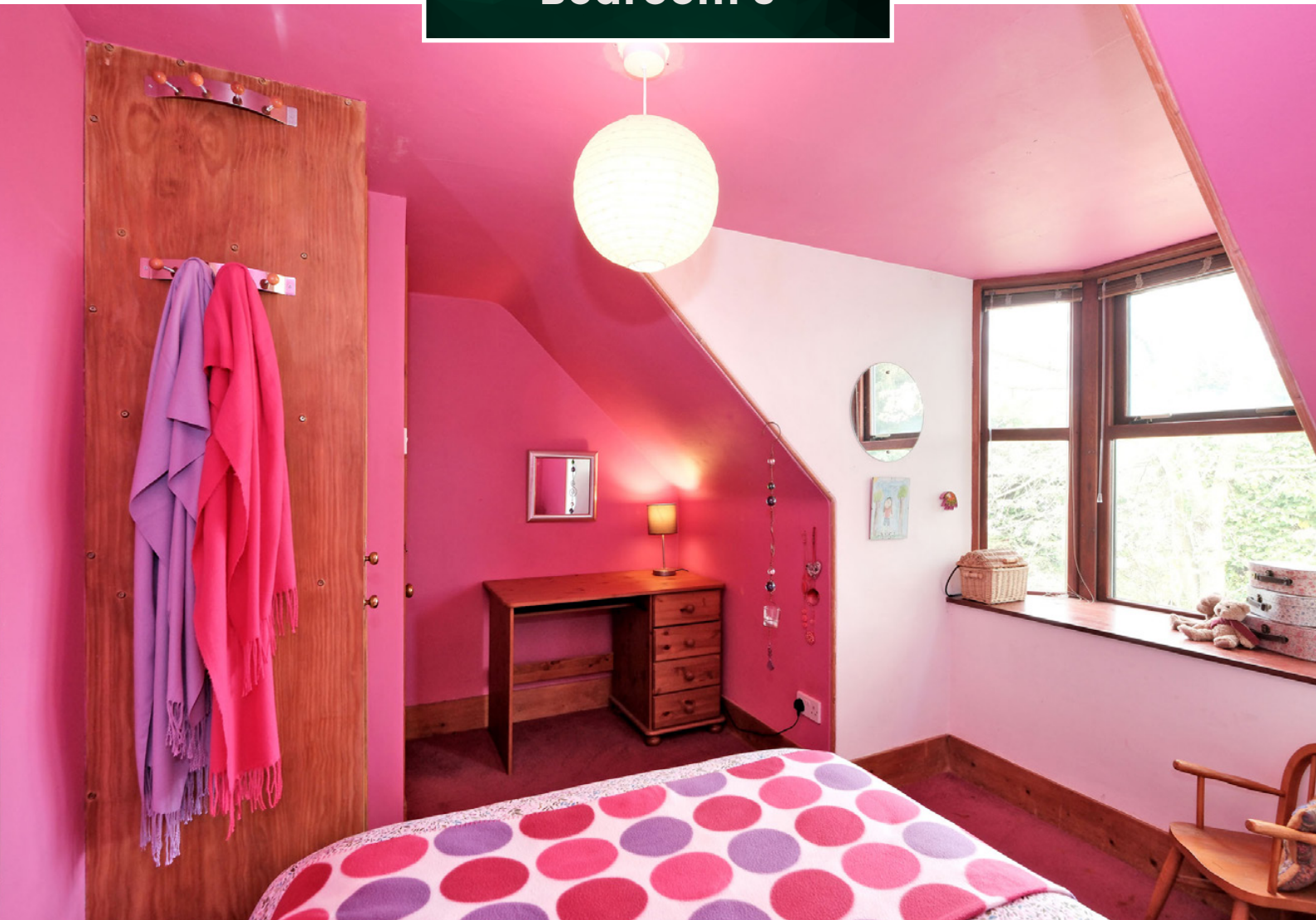


Bedroom 2



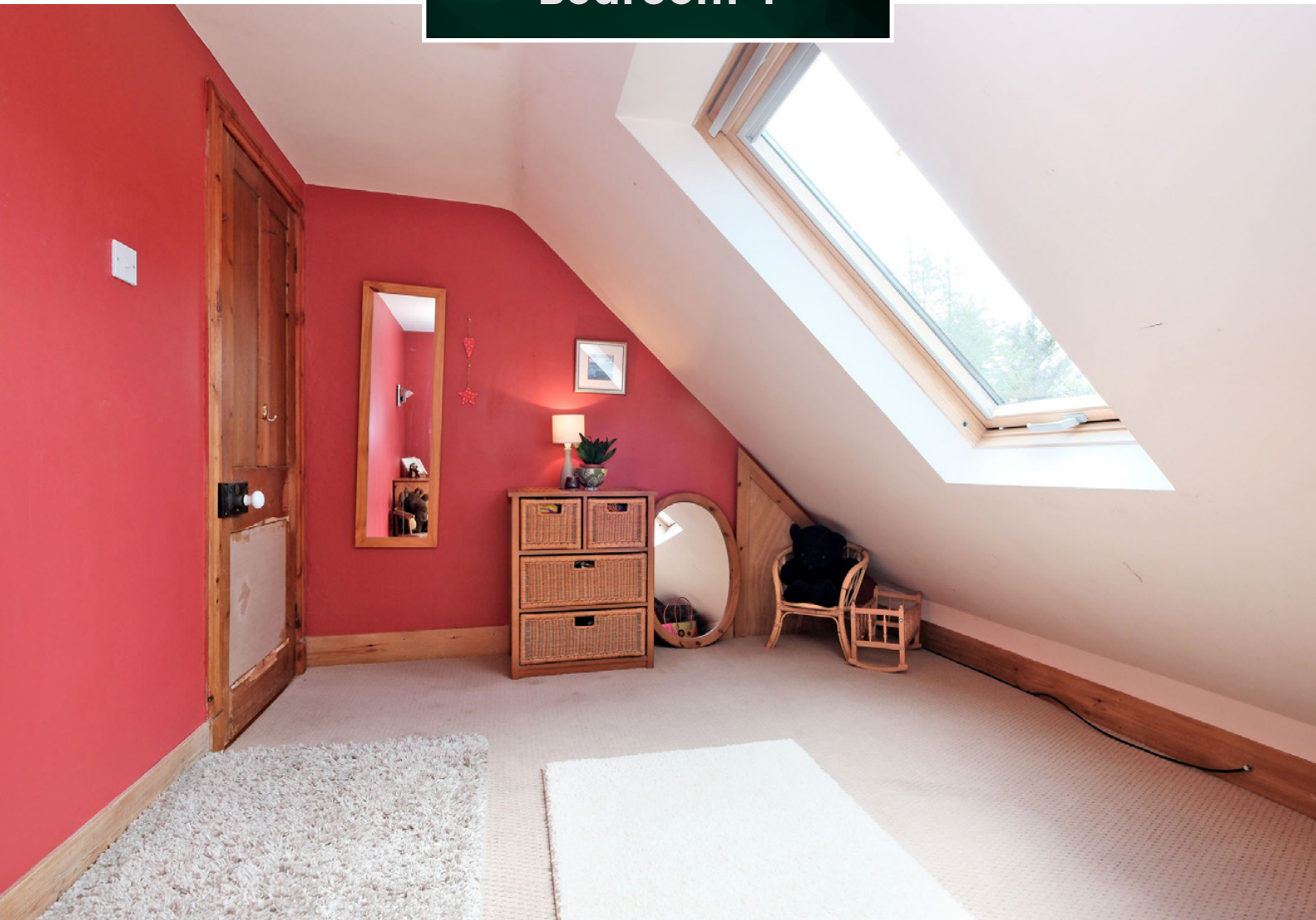


Bedroom 3



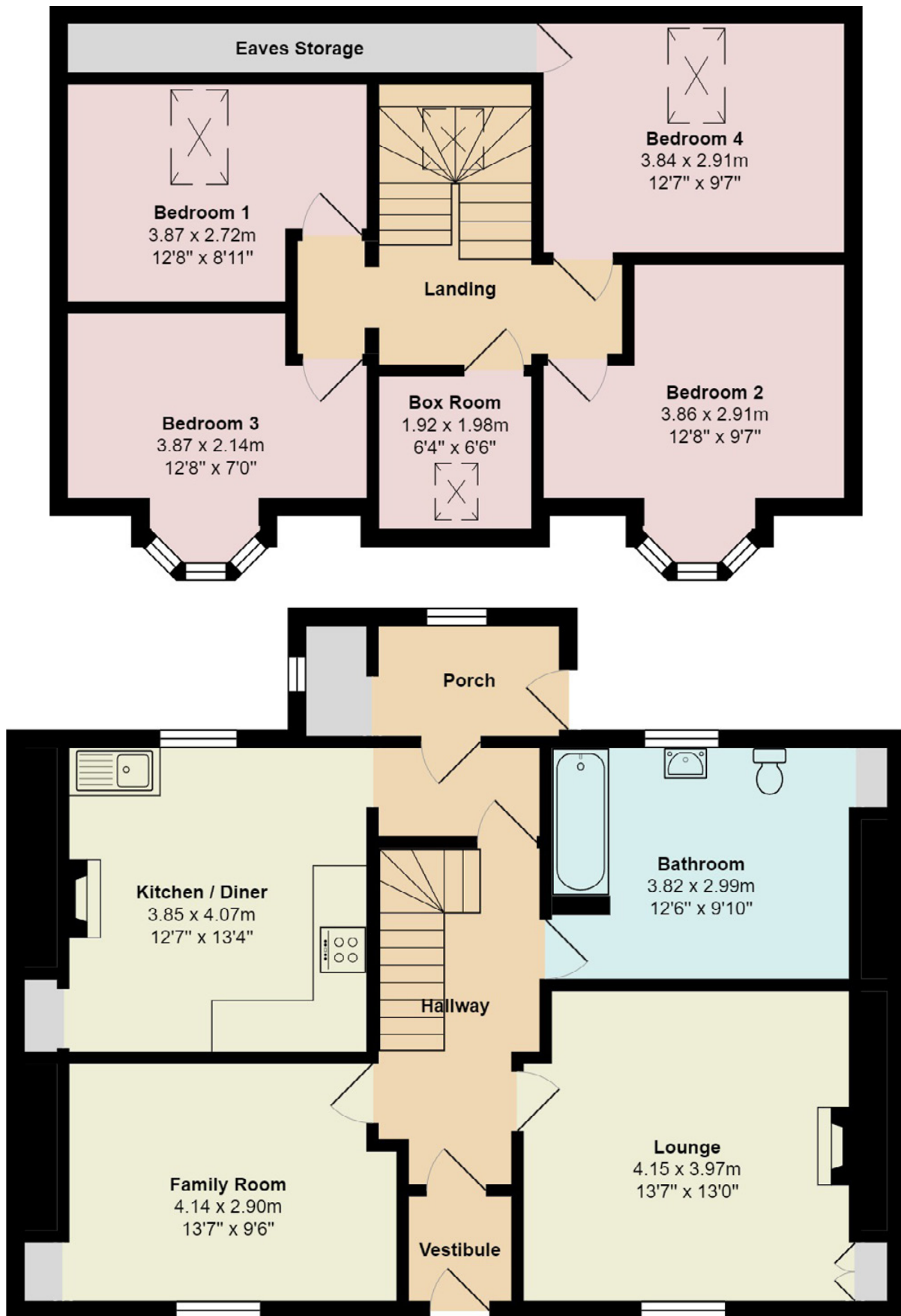


Bedroom 4



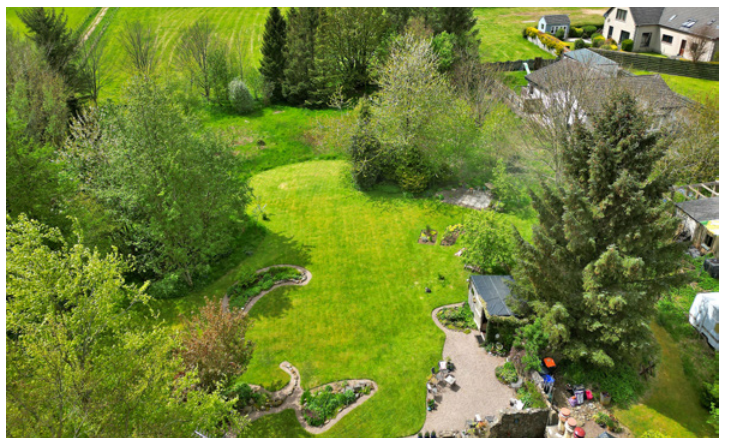
BOX ROOM





Gross internal floor area (m²): 129m²

EPC Rating: F



Access to the property is at the end of a cul-de-sac where an open drive allows off-street parking. The extensive gardens that border the property are laid mostly to lawn, where a serpentine pathway leads to a multitude of different seating areas with various borders containing an abundance of shrubs plants, mature trees and seasonal flowers which give a fantastic array of colour throughout the year.

A large patio area is perfect for entertaining and some "Alfresco dining" whilst enjoying the sun and wildlife that frequent the garden.

The Property







Fetterangus is often called “Fishie”, though only having a population of approximately 400, the village has an active sense of community spirit that runs an annual gala every August, with other events throughout the year. Pre-school and a superb primary school are available in the village. There is also a popular local pub, Kirk, a village hall, and fantastic recreational football fields with child-friendly play areas. There are a variety of local shops including a small supermarket, Post Office, NHS Health Centre with a dental practice, pharmacy, fantastic eateries, a choice of takeaway restaurants, and a large garage. There is also pre-schooling two primary schools, and a highly regarded secondary school, which has many after-school clubs with “Dial-a-Bus” transport to take the children home.

Located close by is Aden Country Park; a great location with numerous parks for children, dog-walking, and cycling. There is a superb lake, a ruined mansion, a farming museum, and a café, which all add to the appeal of this Country Park. The picturesque village of Mintlaw is approximately two miles to the south, where a wide range of facilities are available. The sporting enthusiast is spoiled for choice with clubs for all ages including jogging, walking, tennis, and golf; with the world-famous Trump Links Course a short drive from the property.

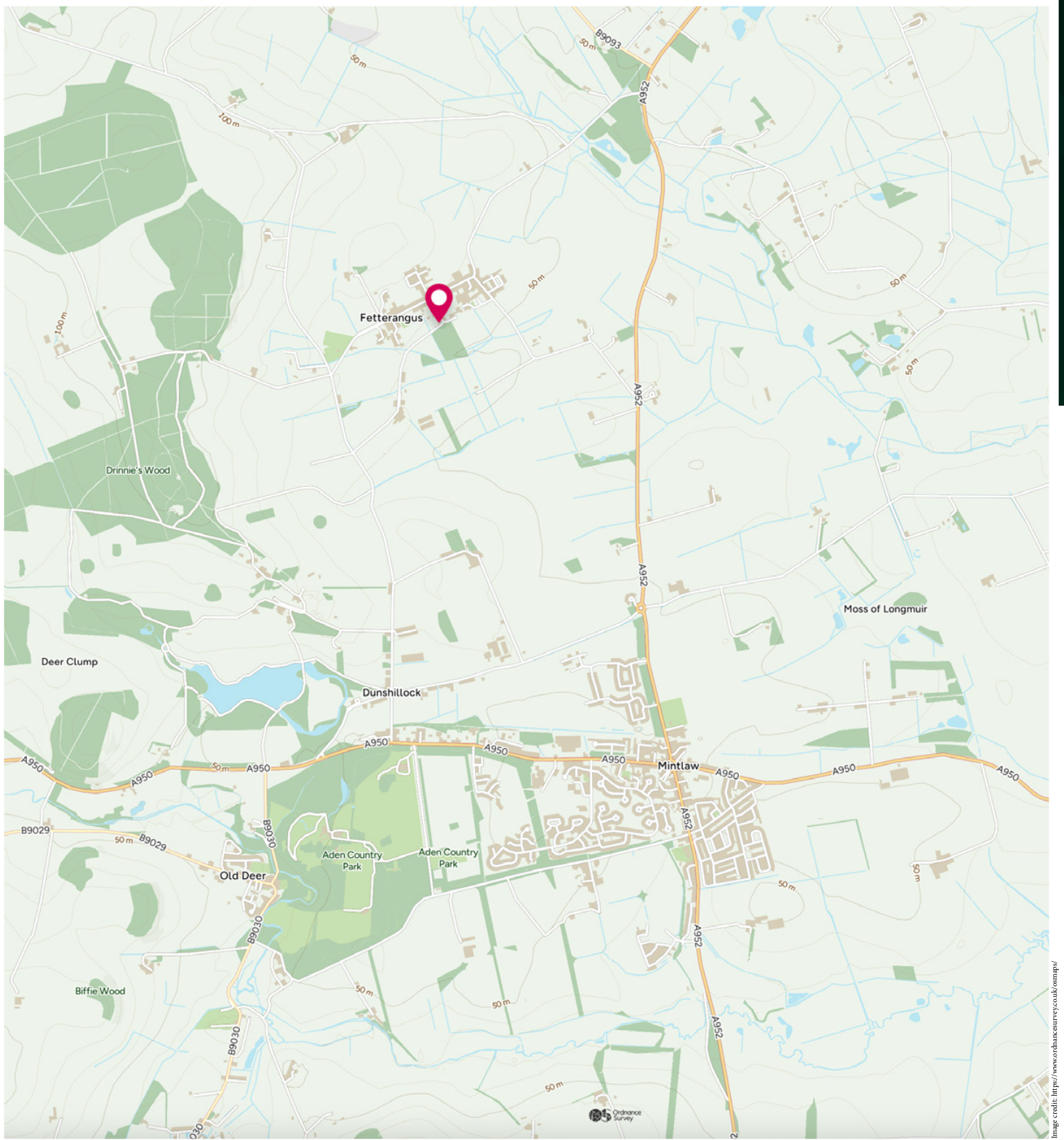


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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.