

# 3 Lonach Crescent

MILLTOWN OF ROTHIE MAY, HUNTLY, ABERDEENSHIRE, AB54 7LG



*SEMI-DETACHED 3-BEDROOM IN A  
POPULAR COUNTRY VILLAGE LOCATION*



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McEwan Fraser Legal are delighted to offer the market a fantastic opportunity to own a 3-bedroom semi-detached property in the quiet country village of Rothiemay. Number 3 Lonach Crescent is located on the west side of the village in a crescent of approximately 10 similar houses and overlooks an extensive communal lawn.

The owners, during their long tenure, have maintained and upgraded the property when and where necessary. The cottage boasts three double bedrooms and further benefits from fresh décor with double glazing and an electric heating system.

A vestibule from the side of the property leads to the hallway and all further accommodation. A spacious lounge with an original working fireplace overlooks the front of the property. The dining kitchen with multiple wall and base mounted units is at the rear of the property and allows access to the rear garden, a centrally located family bathroom with a shower over the bath and a double bedroom completes the ground floor accommodation.













**Bedroom 3**





A carpeted staircase leads to the first floor, where there are two double bedrooms. In addition, there are ample storage cupboards on both floors.

The property would undoubtedly suit the first-time purchaser, or the retired or elderly, with a ground-floor bedroom and bathroom being available. It would also suit the DIY enthusiast with the potential to upgrade at minimum cost and sell for a decent profit.







**Bedroom 1**



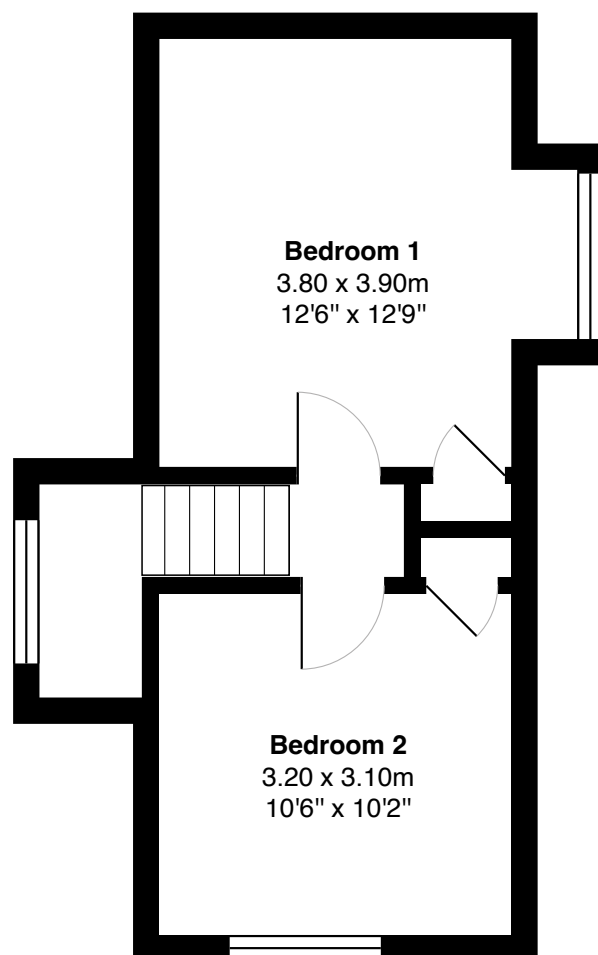
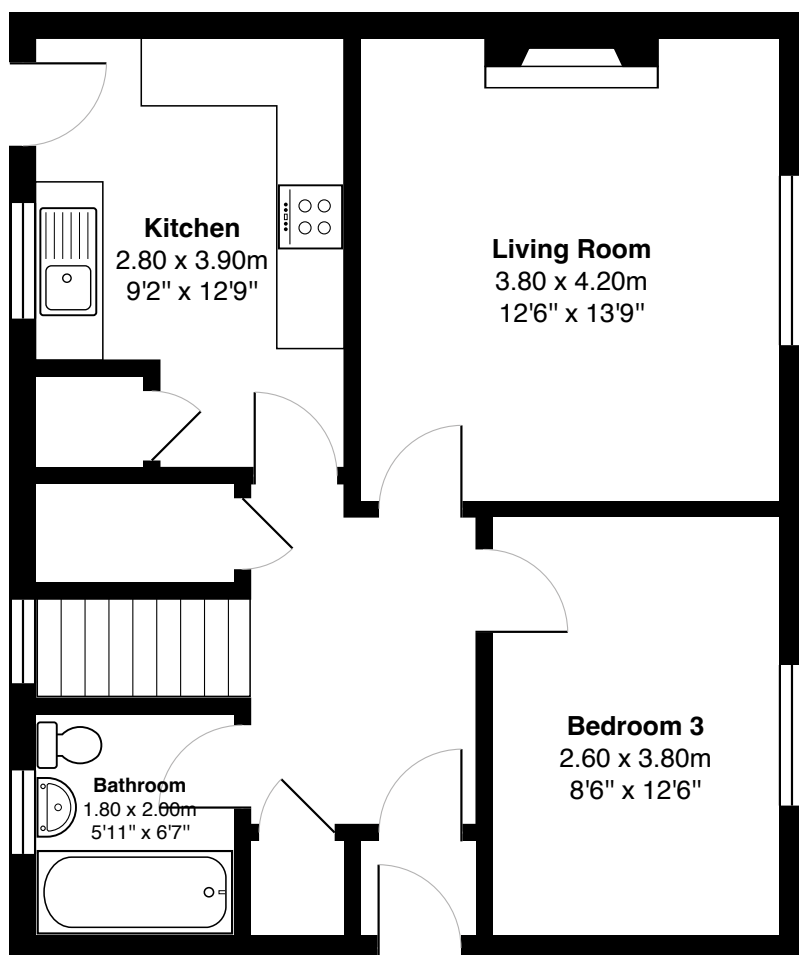




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: G

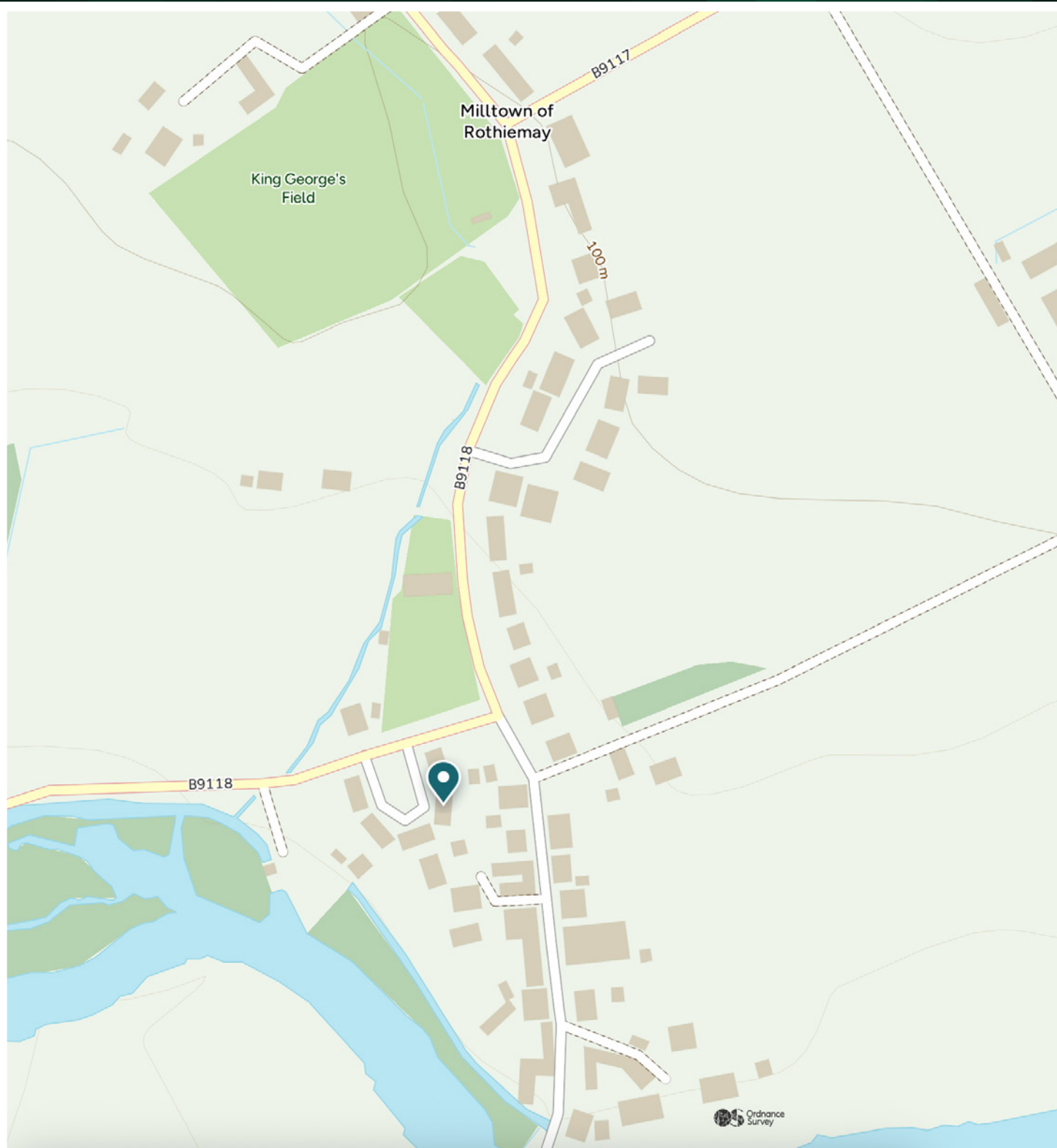
## Floor Plan



The front garden is laid to decorative stone chip and allows off-street parking for multiple vehicles, there is some sporadic planting of seasonal flowers. A path to the side leads to the main door and allows access to the rear southerly facing garden, bordered by a high wooden perimeter fence laid to mostly lawn, with mature shrubs and plants, access can also be gained from the kitchen on to a wooden patio area, perfect for enjoying the sun and some alfresco dining. The rear garden provides a safe and secure environment for children and pets alike.







# McEwan Fraser Legal

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