







# FETTERCAIRN

“THERE ARE  
BEAUTIFUL WALKS  
NEARBY AT FASQUE  
ESTATE AND THE  
SURROUNDING AREA”

Fettercairn is a small village in Aberdeenshire, Scotland. It is located northwest of Laurencekirk in Aberdeenshire on the B966 from Edzell. A memorial archway erected in 1864 commemorates the 1861 visit by Queen Victoria and Prince Albert while staying at Balmoral. Fettercairn is also reached via the Cairn O' Mount road. Historically Fettercairn lies at the southern end of the Monboddie Estate, where the Scottish philosopher and precursor of evolutionary thought, James Burnett, Lord Monboddie, lived. Fettercairn houses the Fettercairn distillery. There are beautiful walks nearby at Fasque Estate and the surrounding area. The Village is quaint and there are amenities such as the Post Office, village shop, bowling, cafe and local shops.



We are delighted to offer onto the open market this detached five bedroom villa, which offers a versatile arrangement of accommodation and would suit a wide variety of buyers.

The property comprises of an attractive entrance vestibule leading into the hall. There is a large under stair cupboard and a very spacious lounge flooded with natural light from the front and rear of the property and a multi fuel stove with fire surround. The study or fifth bedroom is a good size with an electric fire, which faces the front of the property. The large WC is beautifully tiled and is in keeping with the age of the property. The dining room provides three large storage cupboards and also features a fire place. The kitchen benefits from integrated appliances and there is enough room for a good sized dining table. The utility room allows access to the double garage. The kitchen leads into the conservatory, which is used for family entertaining and allows access to the rear garden.

Upstairs there is a stunning stain glass window which provides natural light to the stair case. There are four double bedrooms, with the luxuriously decorated master bedroom benefiting from built-in wardrobes (with fire place in situ) and beautifully tiled en-suite shower room. Bedroom two also benefits from an en-suite shower room. The bathroom has WC, basin, bath and overhead shower.

Externally the rear of the property is easily maintained in monobloc, which makes it suitable for outdoor entertaining and there is a gated drive allowing space for one car. The front of the property has beautifully maintained flower borders.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.



“A VERY SPACIOUS LOUNGE FLOODED WITH NATURAL LIGHT”













# SPECIFICATIONS

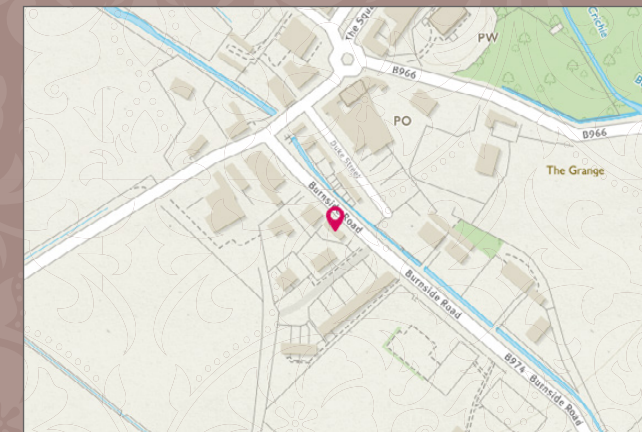
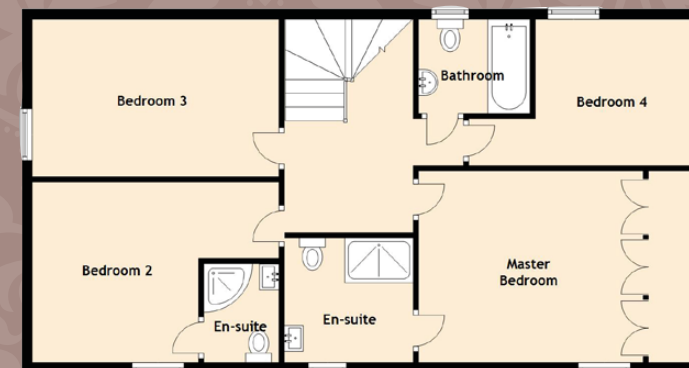
Approximate Dimensions  
(Taken from the widest point)

Lounge	7.48m (24'6") x 3.79m (12'5")
Dining Room	4.85m (15'11") x 3.55m (11'8")
Kitchen	5.87m (19'3") x 3.83m (12'7")
Utility	2.09m (6'10") x 1.71m (5'7")
Conservatory	4.27m (14') x 3.40m (11'2")
Master Bedroom	4.82m (15'10") x 4.30m (14'1")
En-suite	2.48m (8'2") x 2.40m (7'10")
Bedroom 2	4.96m (16'3") x 3.47m (11'5")
En-suite	1.90m (6'3") x 1.45m (4'9")
Bedroom 3	4.75m (15'7") x 3.03m (9'11")
Bedroom 4	4.93m (16'2") x 3.52m (11'7")
Bedroom 5	3.04m (10') x 2.78m (9'2")
Bathroom	2.15m (7'1") x 1.81m (5'11")
WC	2.59m (8'6") x 2.41m (7'11")

Gross internal floor area (m<sup>2</sup>): 205m<sup>2</sup>

EPC Rating: E

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







# McEwan Fraser Legal

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Part  
Exchange  
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