




McEwan Fraser Legal

Solicitors & Estate Agents

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Bottom Flat, Ramsay Cottage

FETTERCAIRN, ABERDEENSHIRE, AB30 1XY

AREA

FETTERCAIRN

ABERDEENSHIRE, AB30 1XY

Fettercairn is a small rural village in Aberdeenshire, Scotland with a strong sense of community spirit. 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 Monboddo Estate, where the Scottish philosopher and precursor of evolutionary thought, James Burnett, Lord Monboddo, lived.

Fettercairn houses the Fettercairn distillery, there are beautiful walks nearby at Fasque Estate and the surrounding area. Within this quaint village, there are amenities such as the Post Office, village shop, bowling, cafe and local shops. The town of Laurencekirk in the old county of Kincardineshire is approximately 4 miles away and has a diverse range of local amenities; these include a modern primary school and recently finished secondary school with a fantastic community facility, nursery and after school club.

Private schooling is also available locally at Lathallan School, Johnshaven. There is also a wide range of local shops serving everyday needs, hotels, banking facilities and other leisure facilities in and around the town centre. A comprehensive east coast bus and rail service operates through the town with the A90 dual carriageway leading to Aberdeen in the north and Dundee in the south.



BOTTOM FLAT

RAMSAY COTTAGE

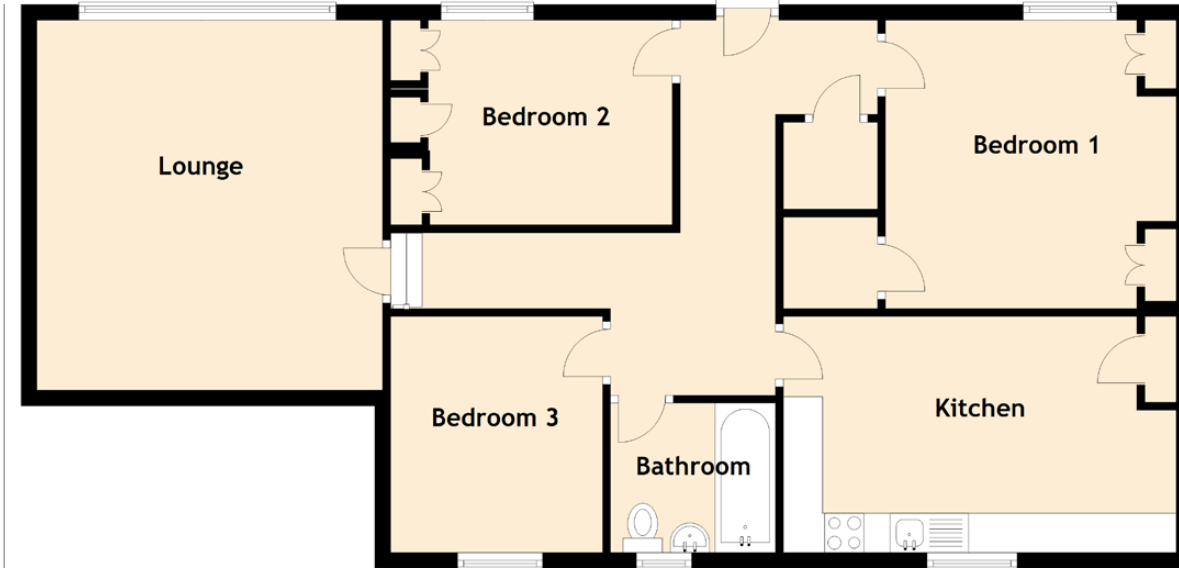
FETTERCAIRN, ABERDEENSHIRE

Ramsay Cottage is located in the heart of the quaint and quiet village of Fettercairn, equidistant to the cities of Aberdeen and Dundee of some 34 miles and easily commutable by road or rail. This ground floor dwelling offers spacious living accommodation on one level which the current owners have renovated and maintained throughout their tenure.

The property boasts many appealing features fresh neutral decor, quality fixtures and fittings of their time, also benefits from an electric heating and double glazing. The accommodation comprises; Vestibule with entrance hallway leading to all accommodation. Spacious lounge with large picture window which floods the room with natural light also has a working fireplace. A dining kitchen with a good range of floor and wall mounted units with contrasting worktops. A centrally located family bathroom with shower over the bath, three double bedrooms two of which have fitted wardrobes completes the accommodation.

To the side of the property private off-street parking is available for two vehicles, the garden grounds are a mixture of paved areas and decorative stone chip, with sporadic planting of shrubs, plants, mature trees and seasonal flowers which are awash with colour through the year. A small boundary wall with a large perimeter fence adds that feeling of privacy. A patio area to the front of the wooden summer house is perfect for entertaining some al-fresco dining and enjoying the sun, the garden is gated and fenced making it a child and pet-friendly area.



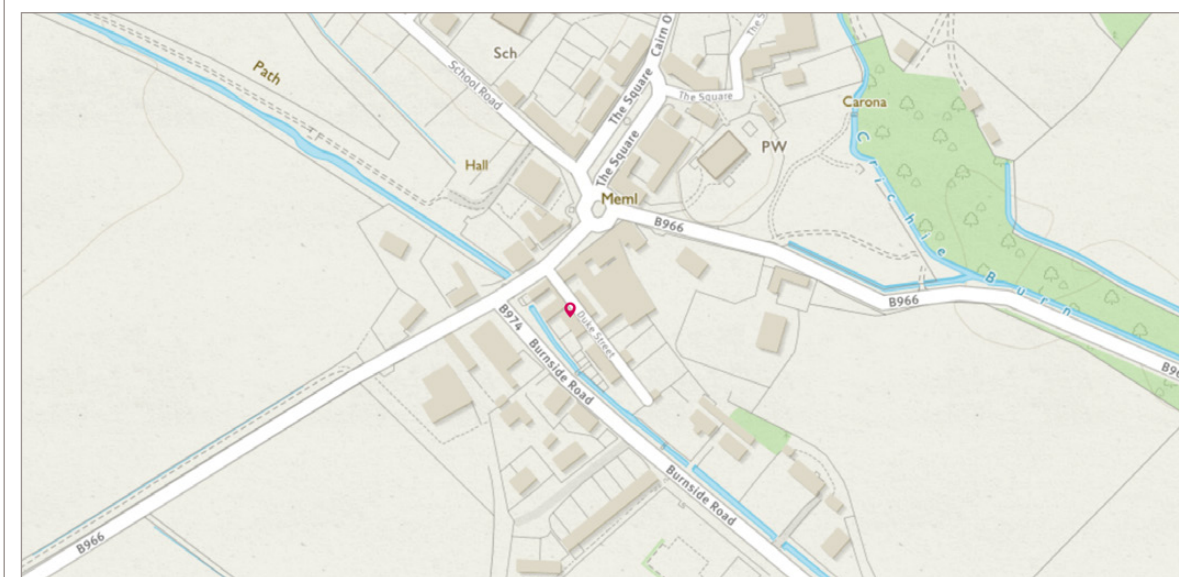


DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.40m (14'5")
Kitchen	5.00m (16'5") x 3.00m (9'10")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")



Gross internal floor area (m²): 77m²
EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings will be included in the sale price as will the garden shed and summer house.





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Text and description
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Professional photography
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