



Fairview

MEMSIE, ABERDEENSHIRE, AB43 7AN


McEwan Fraser Legal
Solicitors & Estate Agents

Fairview



ABERDEENSHIRE

Memsie

Situated in idyllic countryside "Memsie" is a quaint and quiet village with a strong sense of community spirit in an area steeped in local history. The "Memsie Cairn" is a massive burial ground with finds suggesting that it has been there since medieval times. Memsie offers the tranquillity and space of country living with its own local hotel and restaurant. Yet located a short distance from this property is a scattering of other villages & hamlets, where amenities include a state of the art medical centre with a community hub and choice of primary schools. There is also the 19th-century fishing village of St Combs with its Community Hall and two small shops - one including a post office. Here you will find amazing dog-friendly beach walks with miles of dunes and golden sands and may even see seals basking on the rocks. While the neighbouring Inverallcohy/Carinbulg has a small, vibrant harbour and inshore fishing community.

The bustling fishing town of Fraserburgh located in the Northeast corner of Aberdeenshire and approximately four miles to the north of this property is renowned as the largest shellfish port in Europe and has one of the biggest fishing fleets in the UK. While fishing is the town's primary industry, the



local area has a wealth of undiscovered beauty. This magical coastline offers some unusual activities and attractions including golfing, with two courses within a 10-minute drive of the property, Fraserburgh Golf Course being the 7th oldest in the world. There is bird watching, shooting, and fishing where the angler is spoilt for choice, while a beautiful expansive beach is renowned within the surfing community for its waves, hosting many surfing competitions. Within the town there is a choice of pre- and primary education as well

as secondary and higher education establishments, a new swimming pool and community sports centre, several banking facilities, restaurants, cafés, pubs, local shops and major supermarkets.

Easy access to the A90 and the recently opened Aberdeen Western Peripheral Route & By-Pass offers convenient and direct route to Aberdeen city as well as it's international airport.





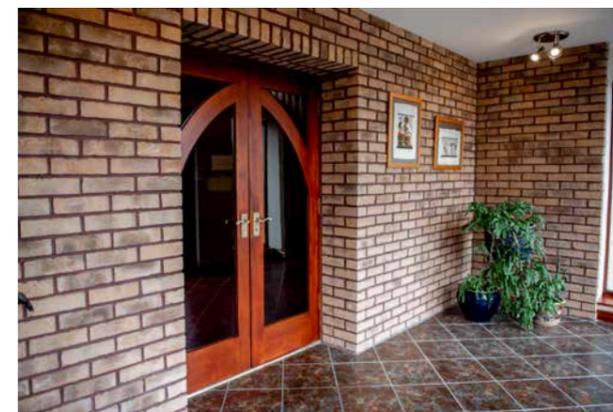
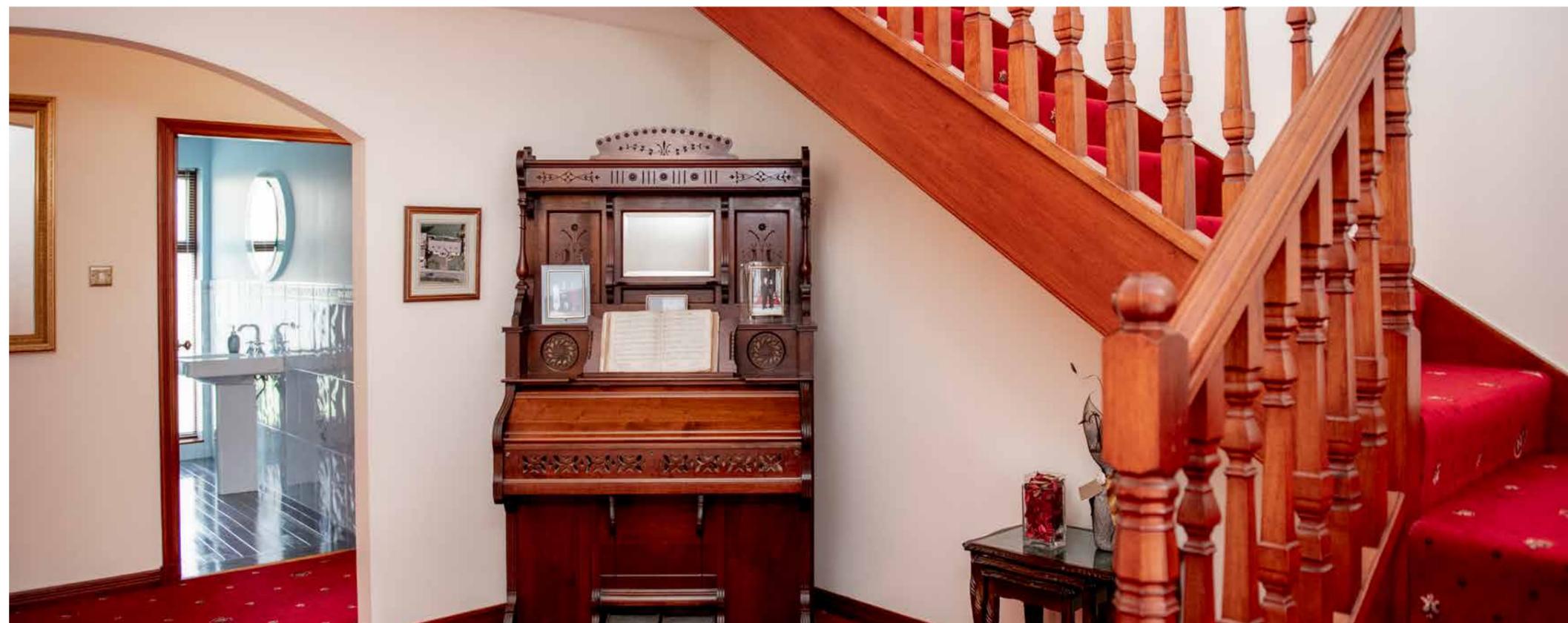
The Property

"Fairview" is an exceptional and beautifully presented five/six bedroom detached dwelling and garage, with substantial accommodation that has been tastefully designed, built and decorated throughout to an extremely high specification. It is situated in a much sought after village hamlet less than a four-minute drive from Fraserburgh with regular local transport facilities available. There is a mature, landscaped front garden and private back garden of significant

size including a permanent, all-weather bbq. The property further benefits from a multitude of stylish fittings and furnishings with full hard-wood double glazing and oil central heating. A stunning property that would be suitable for any sized family and a fantastic opportunity for an extended family home. Viewing is an absolute must to appreciate the scale of this marvellous accommodation and the wondrous potential this family home offers.



VESTIBULE & HALL



The accommodation comprises of a glass-fronted entrance vestibule that is flooded with natural light and airy ambience, a set of eloquent French doors leading to the exceptionally broad hallway boasting a full height vaulted ceiling and access to all of the ground floor accommodation. Located on the ground floor is one rear-facing bedroom and benefiting from a dressing area which then leads to the en-suite shower room. Next, the front-facing bedroom would also lend itself to a further sitting room.

LOUNGE/DINER



The main family reception room has a remarkable picture window with country views to the front of the property and is open plan to the spacious dining room that also boasts French doors. The large family bathroom and family dining kitchen are both located to the rear. The kitchen is fitted with a range of maple, wall-mounted and base level units, also within the breakfast bar island. The kitchen offers a large induction hob and Smeg oven with a large built-in fridge. It's all ideal for formal or casual hosting for friends and family alike.



KITCHEN





A carpeted stairway with uniquely designed hard-wood balustrades leads to the exceptional landing area where you have an open plan office/ library area. A fantastic large master suite with a dressing area, walk-in wardrobe and en-suite shower room create a haven of tranquillity and emphasise the airy, light ambient feel to the home. A further two bedrooms all benefiting from built-in storage and natural light

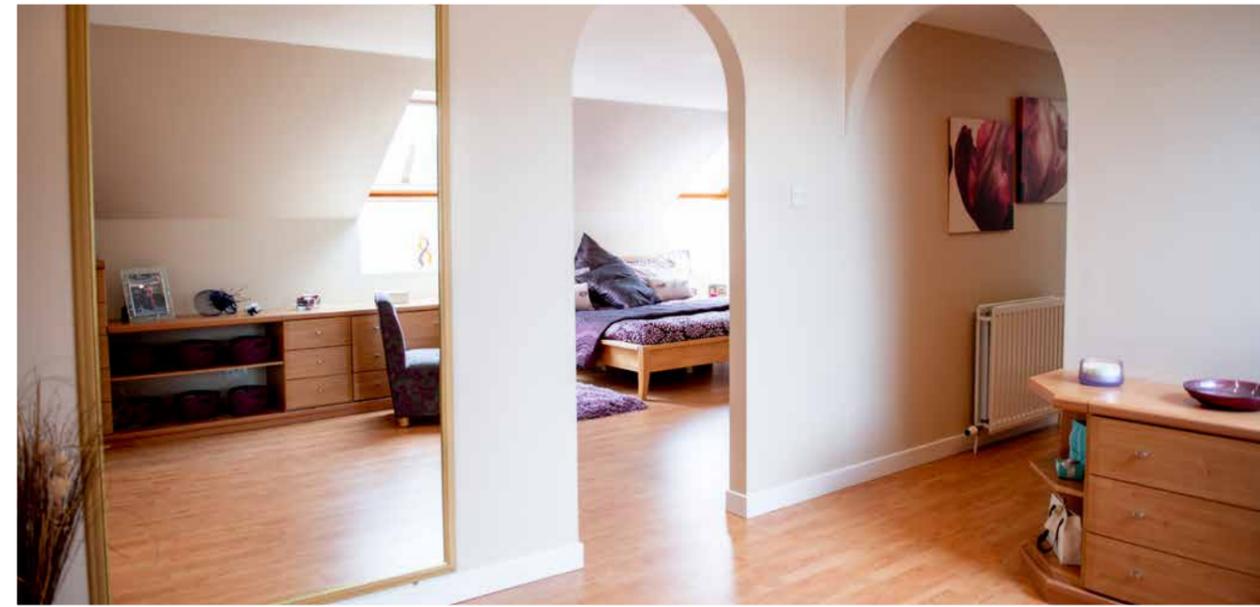
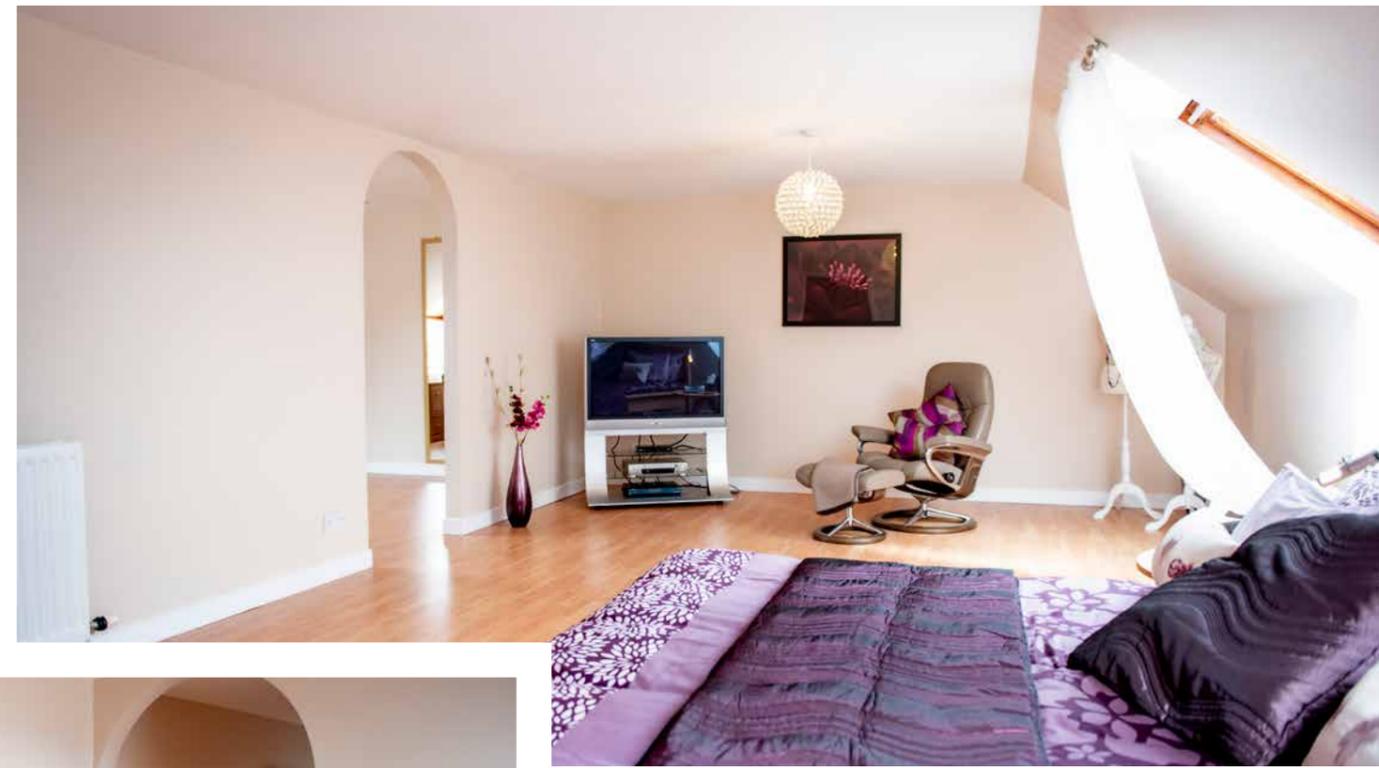
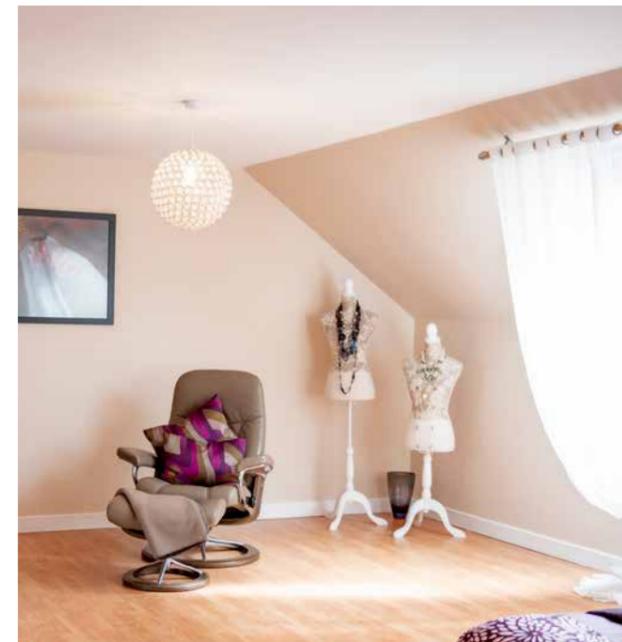
throughout. The property is convenient and functional, boasting a large walk-in linen store and various built-in storage units throughout the house. Additionally, a further room can be found that extends the full width of the property and lends its self to a large potential sixth bedroom or games/entertainment room as well as having the potential to add a further bathroom with shower.



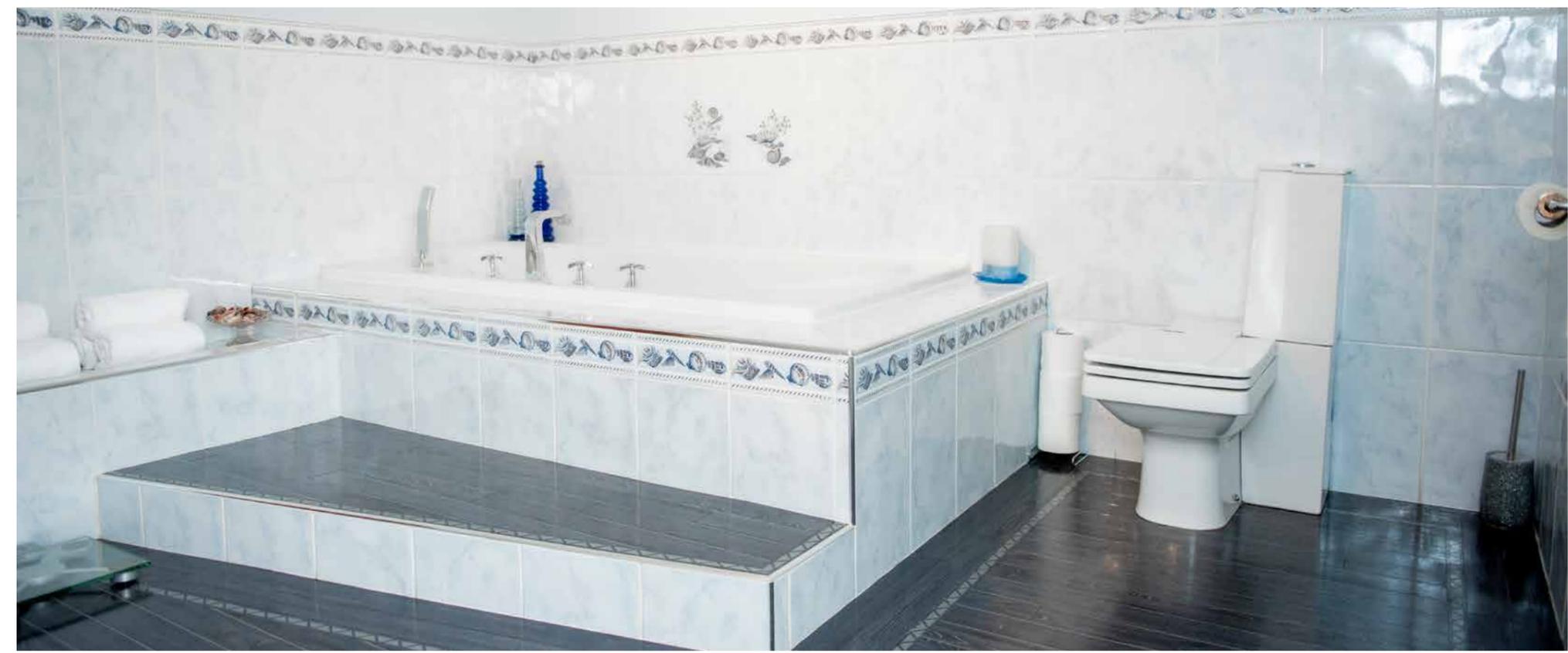
“...uniquely designed hard-wood balustrades leads to the exceptional landing area where you have an open plan office/ library area...”

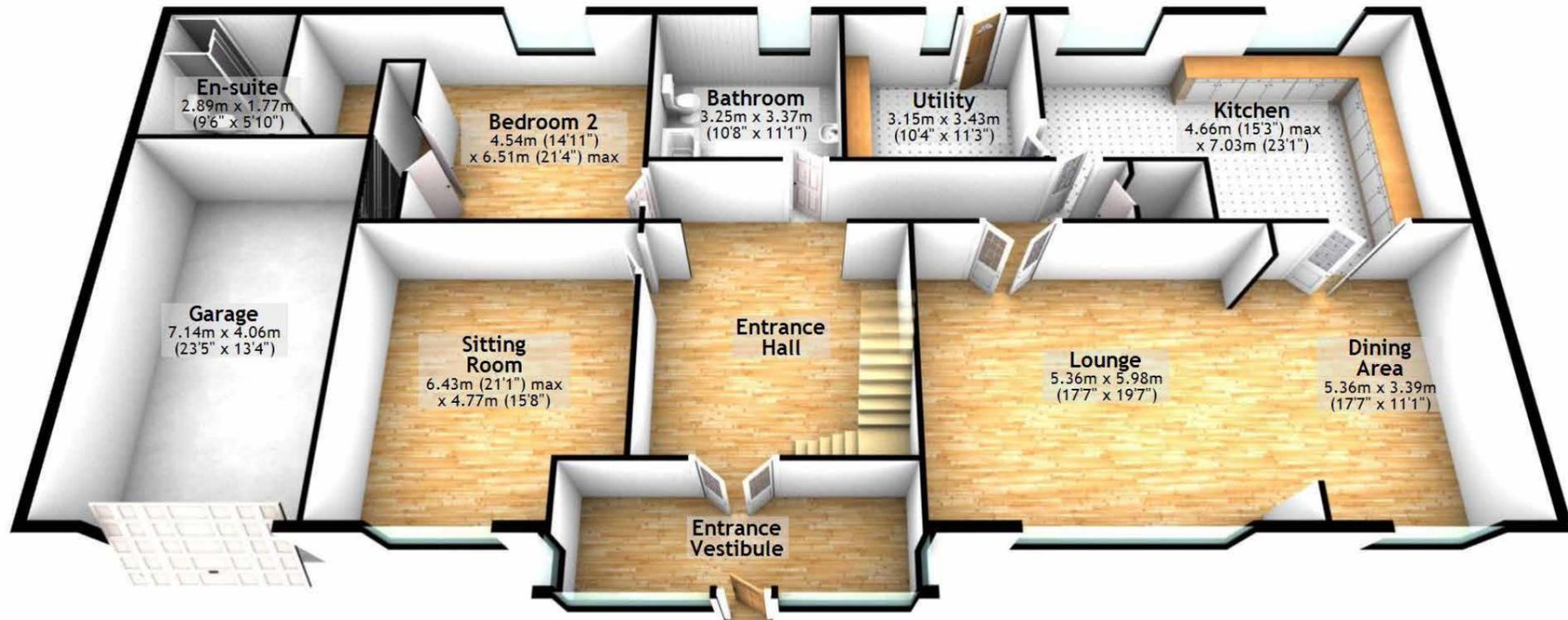
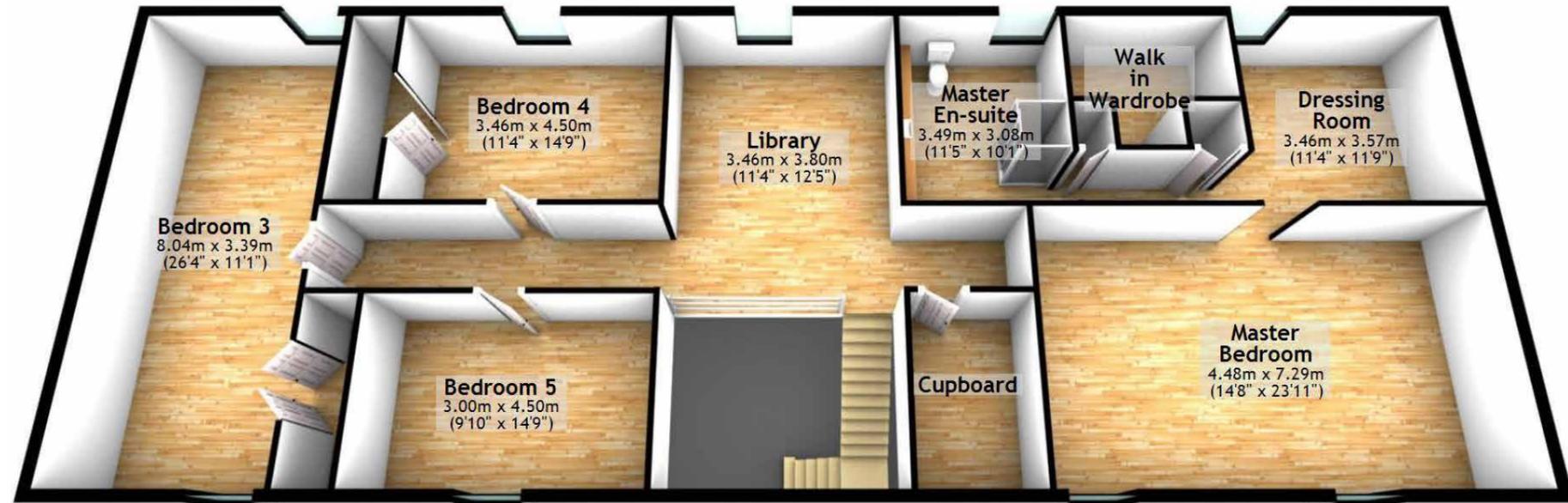


MASTER BEDROOM



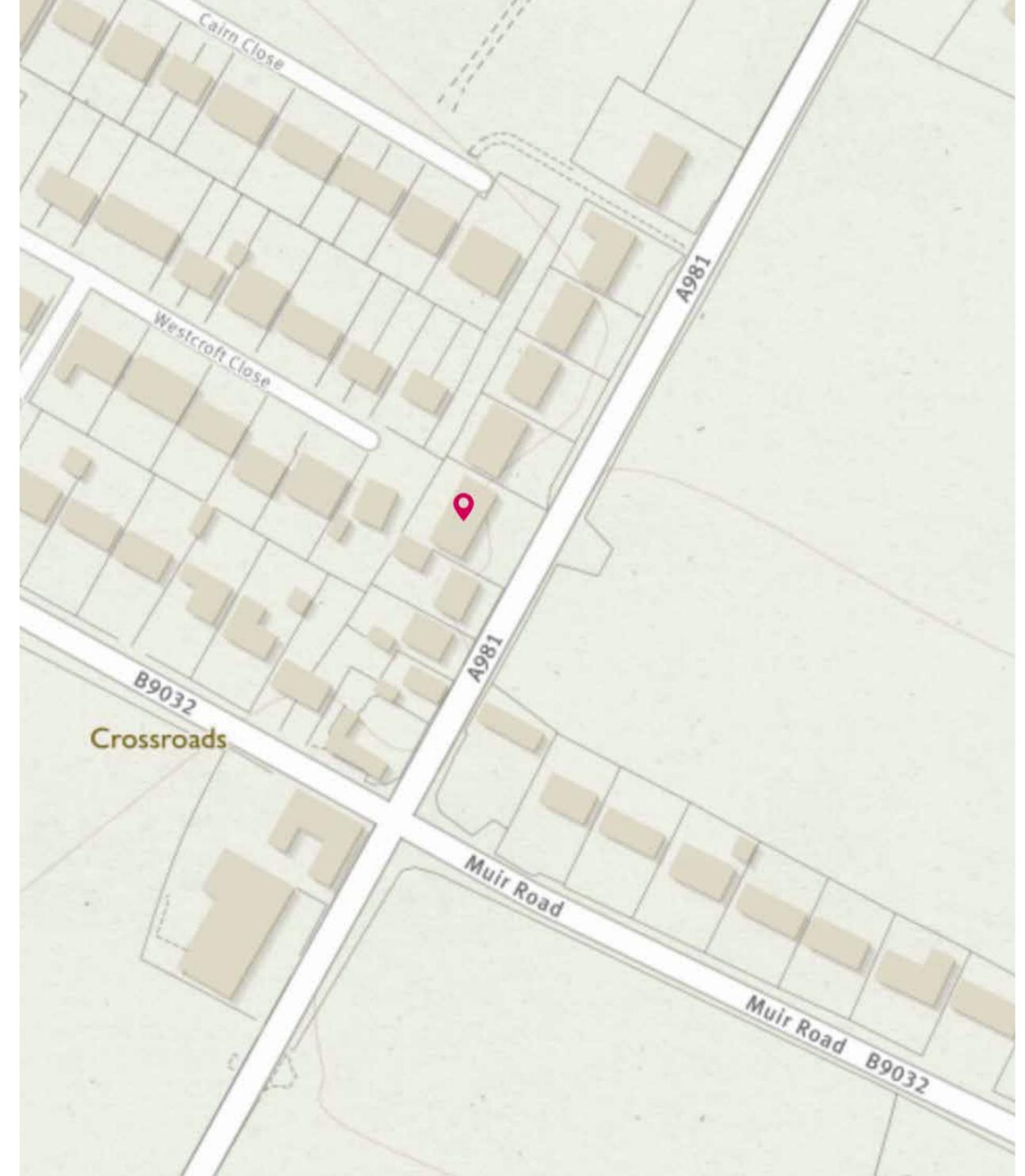
BEDROOMS & BATHROOMS





The Exterior

Set back from the A981, a large central drive leads to the garage and allows off-street parking for various vehicle types. The immaculate lawn garden on either side of the drive has borders that are awash with colour from the multitude of mature plants, shrubs seasonal flowers and large blossom trees. A secluded rear garden is fully enclosed making it a safe and secure environment for children and pets alike. A high boundary fence with sporadic planting of shrubs and hedging gives the rear garden a vast amount of privacy, mostly laid in lawn. A patio area is a superb spot for entertaining and enjoying the afternoon sun.






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