

2 Pitfour Crescent

FETTERANGUS, ABERDEENSHIRE, AB42 4EL



*SPACIOUS SEMI-DETACHED 3
BEDROOM PROPERTY*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Number 2 Pitfour Crescent is situated in the upper part of this peaceful country village, close to the local village amenities and primary school and offers a fantastic opportunity for the first-time purchaser, the young family or the investor looking to add to his portfolio. This three-bedroom semi-detached property with its generous-sized accommodation over two levels does require redecoration and upgrading which has been taken into consideration in the asking price. The property however does benefit from a recently installed modern electric heating system, with full UPVC double-glazed windows patio doors to the rear garden and front door.

The property comprises a spacious lounge with dual-aspect windows, patio doors to the rear garden and interior French doors to the kitchen. An open wooden staircase leads from the lounge to the upper floor. The kitchen is fitted with a multitude of wall and base-mounted units with ample space for a large dining table and a mixture to free free-standing furniture, an open fireplace is currently covered and could easily be recommissioned.





The Kitchen





On the first floor, there are two double bedrooms facing the rear of the property with views over the countryside a further double bedroom is located at the front of the property. A family bathroom with an electric shower over the bath completes the accommodation.



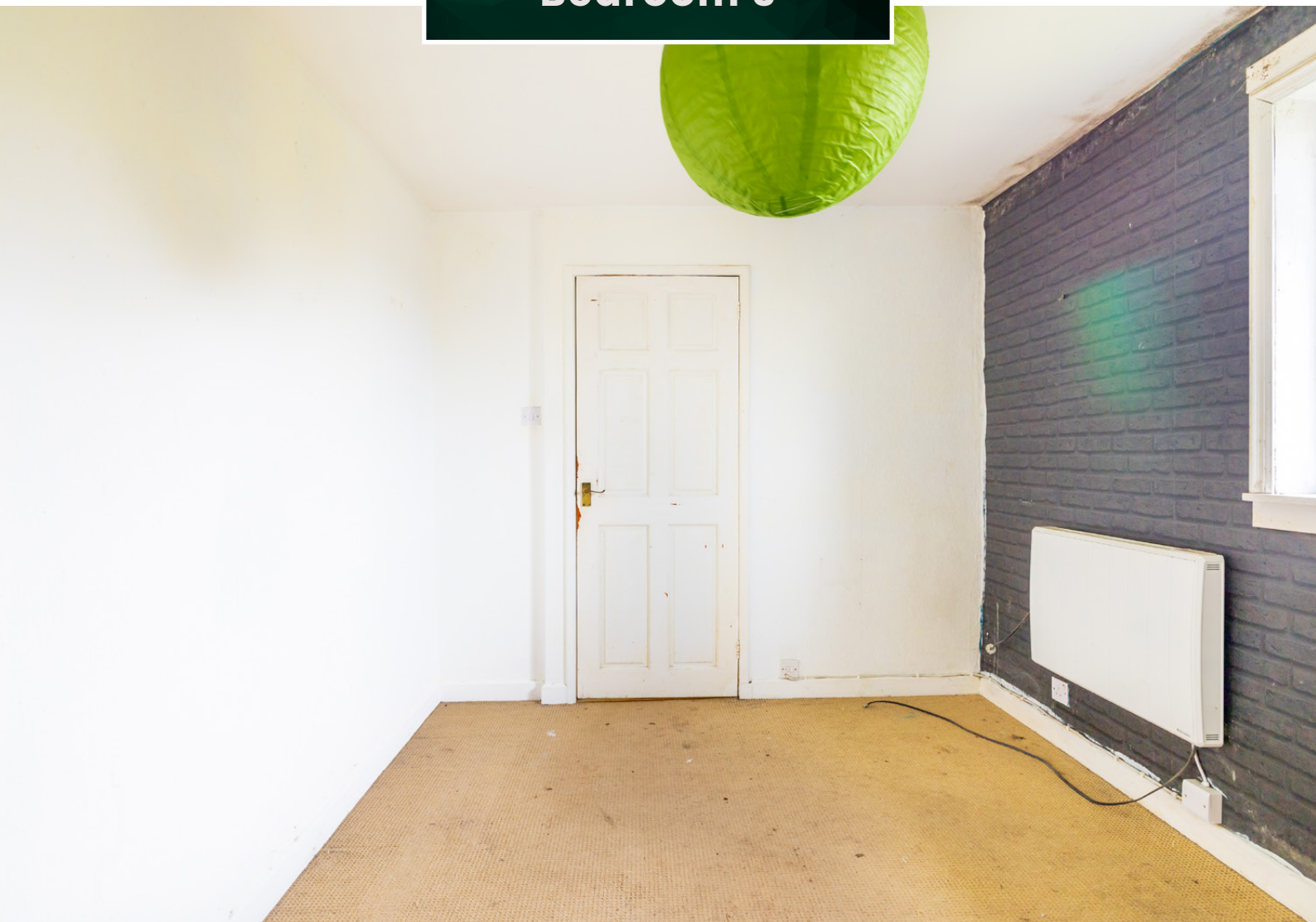


Bedroom 2

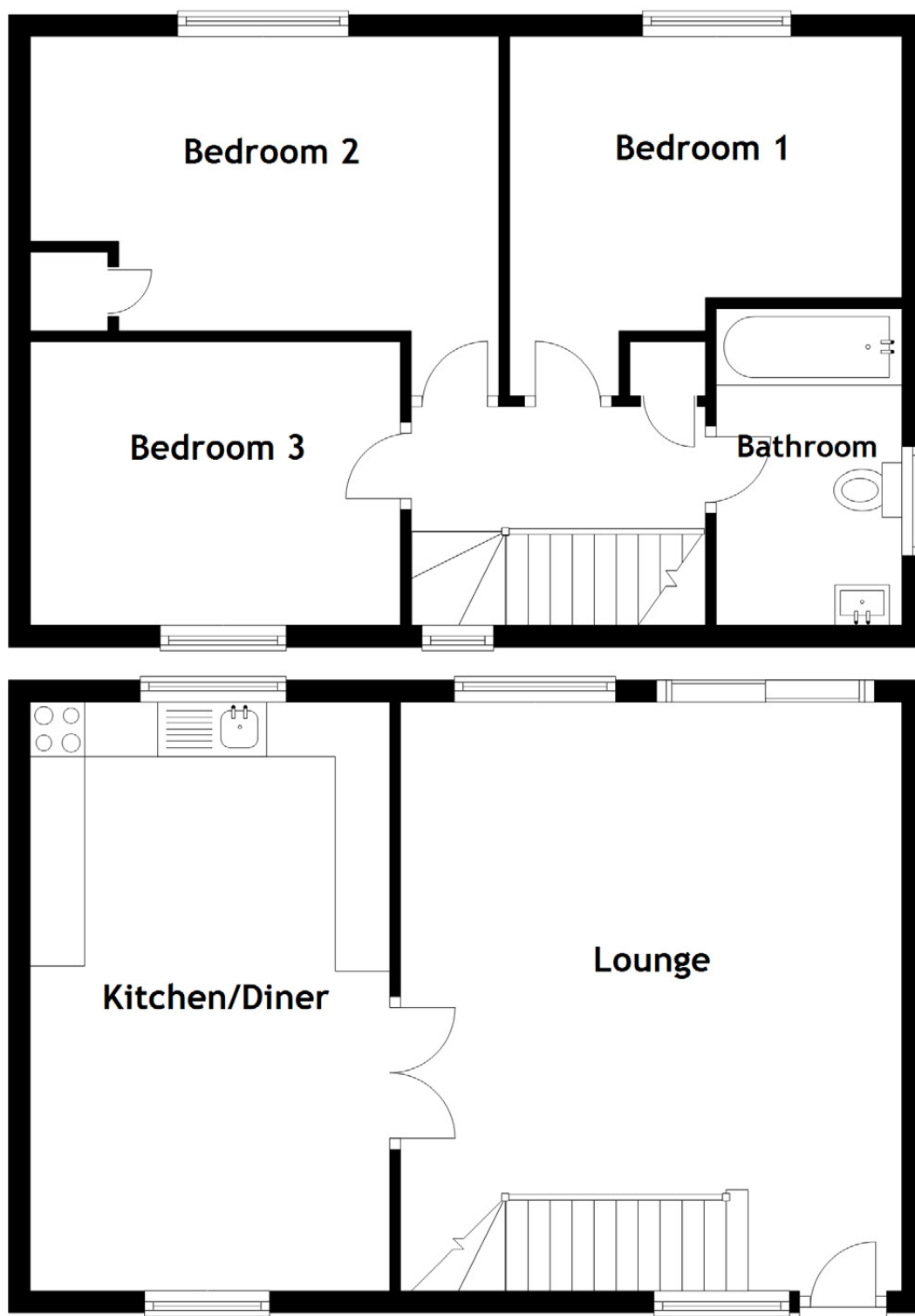




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.60m (15'1")	Bathroom	2.90m (9'6") x 1.70m (5'7")
Kitchen/Diner	5.40m (17'9") x 3.30m (10'10")		
Bedroom 1	3.60m (11'10") x 3.30m (10'10")	Gross internal floor area (m ²): 88m ²	
Bedroom 2	4.30m (14'1") x 3.30m (10'10")	EPC Rating: E	
Bedroom 3	3.40m (11'2") x 2.60m (8'6")		

The extensive gardens are on three sides, the front garden is laid to lawn with borders that are overgrown with shrubs and plants. The side and rear garden are laid mostly to decorative stone chips with the elevated rear garden having a purposely built barbeque perfect for entertaining, gated and fenced on all sides providing a safe and secure environment for children and pets alike.

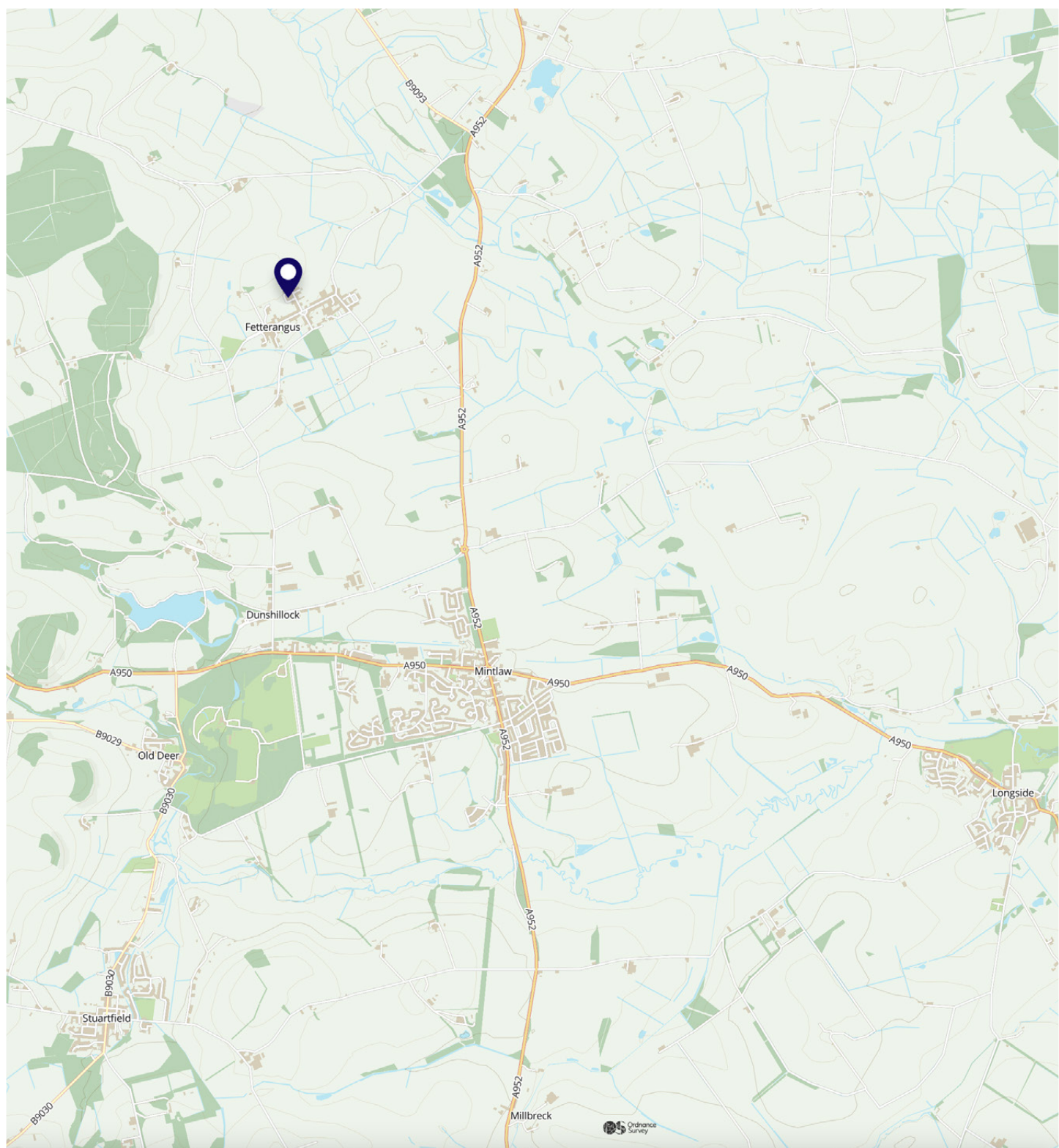
There is off-street parking available at the rear garden.





Fetterangus is often called “Fishie”. Though only having a population of approximately 400, the village has an active sense of community spirit that manages to run 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. Located close by is Aden Country Park; a fantastic location with numerous parks for children, dog-walking and cycling etc. 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. 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 five takeaway restaurants and a large garage. There is also pre-schooling, two primary schools and a highly regarded secondary school, which has a multitude of after-school clubs with “Dial-a-Bus” transport to take the children home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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.