

49 Parnassus Gardens

FYVIE, TURRIFF, AB53 8QD



Immaculate two-bedroom end terrace property offering spacious living accommodation over two floors



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer to the market this immaculate two-bedroom plus a study end terrace property offering spacious living accommodation over two floors which the present owner has modernized and upgraded to an exceptional standard. A stylish modern dining kitchen, bespoke shower room and redecorated in a fresh neutral decor are just some of the fantastic upgrades this property offers. Further benefiting from the use of quality fittings and furnishings throughout with full UPVC double glazing and oil-fired central heating presented to the market in excellent condition.

THE LOUNGE



The property opens to a hallway leading to all other accommodation. The large lounge has a beautiful feature fireplace and dual windows. There is a spacious dining kitchen with superior integrated appliances, and through the kitchen is a slightly elevated conservatory.

THE KITCHEN



THE CONSERVATORY





A carpeted staircase leads to the first-floor landing and the bespoke family shower room with two spacious double bedrooms plus a small study/box room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



THE STUDY



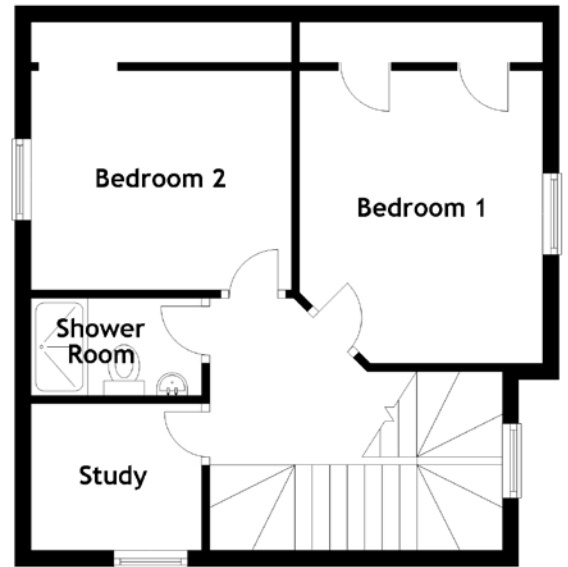
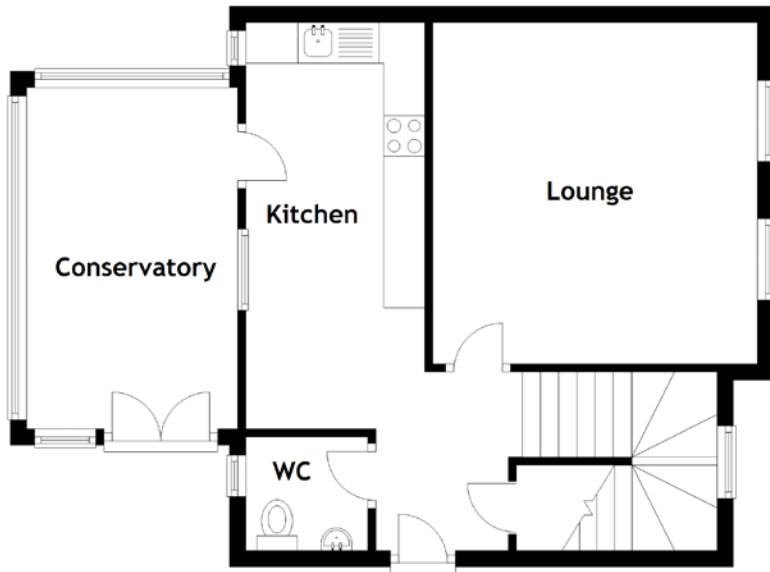
Off-street parking for two cars is available at the front of the property; the front garden is laid with decorative stone chips and pavement. The extensive rear garden has a high perimeter fence and is mainly laid to a lawn with borders containing plants and shrubs. A patio area between the conservatory and large garden shed is perfect for alfresco dining and enjoying the sun. The garden is fully enclosed and is a perfectly safe environment for those with children or pets.

49 Parnassus Gardens is a fantastic first-time purchase that would suit the young family or a superb buy-to-let investment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

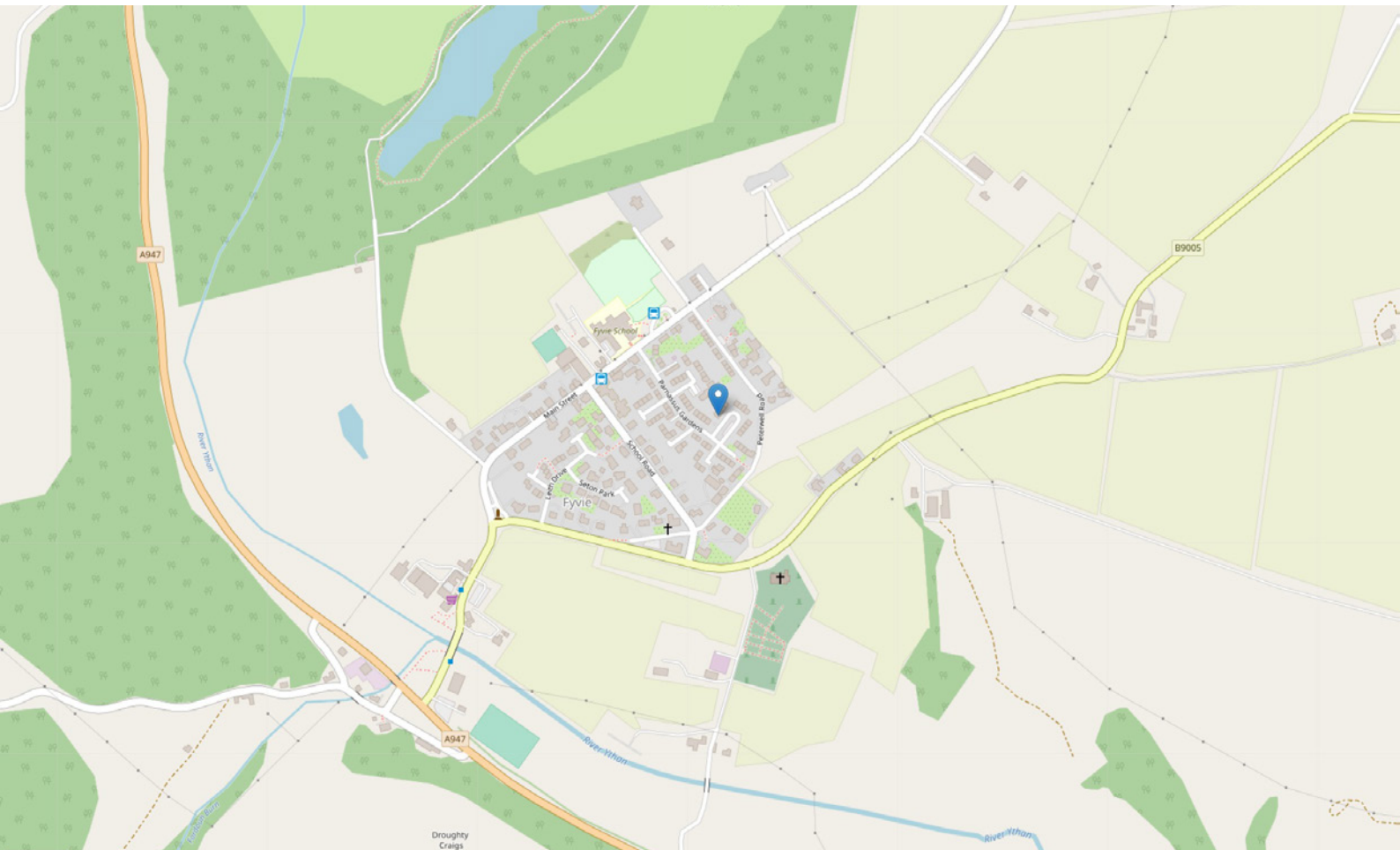


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	5.00m (16'5") x 2.20m (7'3")
Conservatory	4.20m (13'9") x 2.60m (8'6")
WC	1.50m (4'11") x 1.40m (4'7")

Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Study	2.10m (6'11") x 1.80m (5'11")
Shower Room	2.10m (6'11") x 1.10m (3'7")

Gross internal floor area (m²): 90m²
EPC Rating: E



THE LOCATION

49 Parnassus Gardens and the village of Fyvie are located just off the A947. Fyvie is equidistant to the bustling country towns of Turriff and Oldmeldrum, approximately 9 miles. Fyvie is a thriving village with a strong community spirit benefitting from many amenities, which include a convenience store, pharmacy, hotel, health centre and primary school. Turriff and Oldmeldrum provide secondary schooling and higher education, multiple convenience stores, supermarkets, and other facilities, including a swimming pool, bowling stadium, library, community centre, NHS health centre, sports centre and local golf courses. Fyvie Castle is a short distance away and is on the "The Castle Trail". The East Coast bus network operates a comprehensive service close to Fyvie.

Aberdeen city is within a commuting distance 25 miles east of Fyvie. The city provides all that one would expect from modern-day city living; Aberdeen also offers excellent bus and rail service, with national and international flights from Dyce Airport. The East Coast Rail Network also operates from Aberdeen.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALLY CLARK
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.