

The Coach House

FOUNTAINBRIDGE, FYVIE, TURRIFF,
ABERDEENSHIRE, AB53 8RP

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.50m (24'7") x 4.00m (13'1")
Kitchen	4.90m (16'1") x 4.00m (13'1")
Utility	2.90m (9'6") x 1.70m (5'7")
Office	2.90m (9'6") x 2.90m (9'6")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bathroom	5.00m (16'5") x 3.70m (12'2")
WC	1.40m (4'7") x 1.40m (4'7")

First Floor

Upper Lounge	7.10m (23'4") x 3.70m (12'2")
Bedroom 2	4.00m (13'1") x 3.42m (11'3")
Bedroom 3	4.30m (14'1") x 3.42m (11'3")
Bedroom 4	4.70m (15'5") x 3.70m (12'2")
En-suite	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²): 233.82m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.

Services: Mains electricity, drains consist of a septic tank to a soak away, mains water with oil fired central heating.

