



Solicitors & Estate Agents



**Fairfield, Burnside Road, Fettercairn,
Laurencekirk, AB30 1DB**

Traditional Detached House

EPC Band – E

Offers over **£290,000**

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Overview

- 3 Reception Rooms
- Dining Kitchen
- 4 Bedrooms
- Utility Room
- Bathroom
- En-suite Shower Room
- 2 Cloakrooms
- Fischer Heating System
- Double Glazing
- Driveway
- Double Garage
- Breathtaking rural views



A substantial detached house set in a mature plot in this rural village that enjoys superb panoramic aspects.



Built around 1964 this detached one and a half storey house offers expansive living accommodation for the growing family. It comprises entrance vestibule, central hallway, lounge, tv lounge, formal dining room, dining kitchen, utility room, 2 bedrooms, en-suite shower room, bathroom and cloakroom on the ground floor; while upstairs there are two large double bedrooms and a cloakroom with a separate shower cubicle. It benefits from Fischer electric radiators and double glazing for comfort in the cooler months. Early viewing is strongly recommended to fully appreciate the value of this ideal family home that offers immense potential to the discerning family home purchaser.



Extras

All carpets and blinds, white goods and summer house are included in the sale.

Gardens

The enclosed mature gardens that surround the property are both well stocked and well-kept. They enjoy fabulous rural aspects and a peaceful setting.

Garages and Parking

There is a double garage with two electric up-and-over doors. Extensive parking is available on the tarmac hardstand.

EPC Band: E



Directions

From Brechin head northbound up the A90 and take the exit after Stracathro Services to Fettercairn. Follow the B974 past Luthermuir and into the village. Fairfield is easily located on the left as indicated by our for-sale board.



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.