



Solicitors & Estate Agents



11 Crichtie Place, Fettercairn
AB30 1EZ EPC - C

Offers Over **£280,000**

11 Crichtie Place, Fettercairn

3 Bedroomed Bungalow

Overview

- Detached
- 3 Bedrooms
- Lounge
- Kitchen & Large Family Room
- Utility Room
- Bathroom & Large En-suite
- Log Burner
- Oil Fire Central Heating
- Double Glazing
- Driveway and Garage
- Many extras
- Close to local schools



A well-presented spacious property situated on a highly sought after cul-de-sac development in Fettercairn.

Built in 2011 by Kirkwood, this is an impressive bungalow which has been maintained to a high standard. Set in a quiet cul-de-sac in the village of Fettercairn this property is close to the A90 and handy for commuting to Aberdeen and Dundee.

There is a good sized lounge with double doors leading into a large bright family room with kitchen where there is ample space for a seating area as well as a dining area, a double-sided log burner is in this room. With 3 bedrooms, one of which has an impressive en-suite and a family bathroom and utility room, this is an ideal family home. The property benefits from Oil fired Central heating and double glazing



Extras

All fixtures and fittings as well as the integral kitchen goods namely dishwasher, oven, hob and microwave

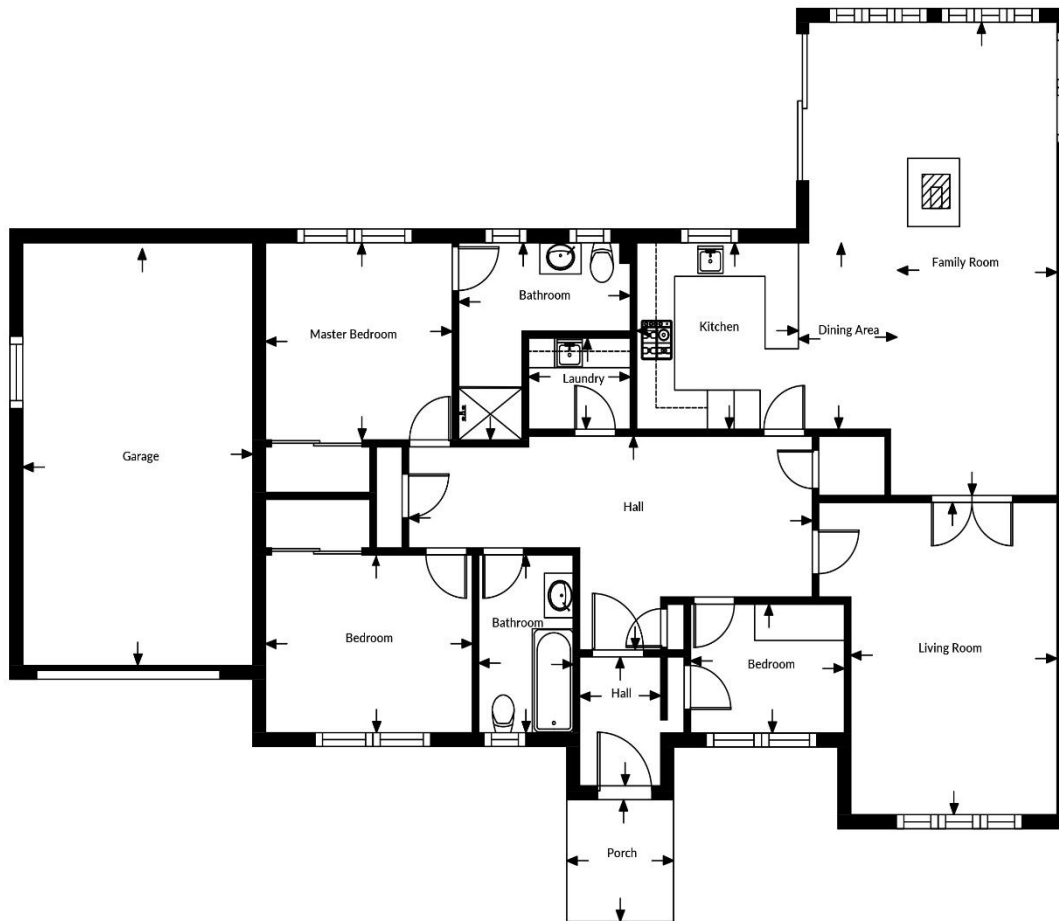
External

This property has a driveway and single garage which has a partially floored roof space.

There is a tidy front garden to the front of the property whilst at the rear is an impressive garden with ample space, with an area set as a patio. There is a log storage and oil tank in the rear garden.



Directions From the A90, turn off at the B966 and follow the road to Fettercairn, enter the Main Street. At the roundabout, take the first exit for The Square. Turn Right and stay on The Square. Road name changes to B974. Turn Left onto Gladstone Gardens and left into Crichtie Place. Number 11 is at the end of the cul-de-sac as indicated by our For Sale Board.
What3words – couch.youths.unusable



vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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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.