

**2 DUKE STREET
FETTERANGUS
AB42 4EP**



OFFERS OVER - £207,000

We are delighted to offer for sale this spacious 3 bedroom detached property with attractive fully enclosed garden to rear.

This deceptively spacious property must be seen to be appreciated, with well apportioned rooms and ample storage which could offer potential for future loft conversion. The property comprises of 3 double bedrooms, kitchen/dining room, living room, family bathroom, double glazing, gas heating. Garage (26ft x 15ft 2), floored loft and gardens to front, side and rear of property.

The property is situated in the village of Fetterangus, two miles outside of Mintlaw and a 15 minute drive from the town of Fraserburgh or Peterhead.



Kitchen



Dining Area



Master Bedroom



Bedroom 2



Bedroom 3



Alternative view of Living Room





Bathroom



Wet Area



Rear Garden



Front Garden

Kitchen/Dining Area – 7.5m x 3.49m (at widest)

Open plan living room/dining area. Floor and wall units. Built in hob and integrated oven. Dining area with ample space for dining room table. Rear and side window outlook to side and rear garden. French doors leading to Living Room.

Living Room – 4.22m x 5.87m

Windows to front of property, carpet, TV x 2 points. Feature fireplace. Gas fire.

Master Bedroom – 3.95m x 3.9m

Double bedroom, double fitted wardrobes, TV point, window to rear of property, non-slip flooring.

Bedroom 2 – 2.97m x 3.9m

Double bedroom, double fitted wardrobes, TV point, window to side of property, carpet.

Bedroom 3 – 2.97m x 3.9m

Double bedroom, double fitted wardrobes, TV point, window to front of property.

Family Bathroom – 1.75m x 3.9m

Wet room area with separate shower area. 3 piece suite comprising of toilet, bath with shower above, wash hand basin, wet room flooring. Window to side of property.

Utility Room – 1.66m x 2.96m

Door to rear of property leading to garden. Linoleum flooring.

Outside Area

Front, side and rear gardens. Garage (double length 26ft x 15ft) with side window to rear of property accessed via side of property. Patio area to side of property. Mature gardens to front and rear of property.

All carpets, curtains, blinds, light fittings are included in the sale. Dining room table and wall unit to be negotiated into sale of property. Loft floored. Disabled access for living room, master bedroom and bathroom.

Viewing – please contact AFJ Solicitors on 01779 477388

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

Home Report available (fee may apply)

EPC Rating G


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