



**Flat A, Burnside Cottages, Fettercairn,
AB30 1XY**

OFFERS OVER £105,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Main Door Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Family Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **LPG Heating**
- **Integrated Appliances**
- **Private Garden**
- **Off Street Parking**
- **Ideal 1st Time Buy/Downsize Property**
- **Holiday Let Potential**
- **Absolute Move In Condition**
- **No Chain**

The Chamber Practice are delighted to bring to market this beautifully presented main door ground floor flat situated in the charming village of Fettercairn within a short drive of the A90 dual carriageway providing straightforward access to Aberdeen to the north and south to Dundee.

The village, which is set within beautiful surroundings, has a variety of local amenities including primary school with nursery, shops, hotel, bar and leisure and recreational facilities. Secondary education is provided for at Mearns Academy in the nearby town of Laurencekirk, which has a wide range of local amenities. Further services and amenities can be found in Stonehaven, Brechin, Montrose and Forfar, which are all within easy reach.

Accommodation comprises: entrance hallway with connecting doors to all rooms; cosy lounge with window overlooking garden, traditional fireplace featuring solid fuel fire and recessed display shelving with storage below; well-appointed kitchen fitted with a range of high gloss base and wall mounted units with complementary worktops and splashback tiling, integrated induction hob, electric oven, fridge freezer, dishwasher and wine cooler; bathroom with 3 piece suite incorporating W.C., wash hand basin and roll top bath with mains fed shower over, attractive cladding and tiled floor; and two generous double bedrooms with ample space for free standing furniture.

Externally there are well maintained gardens to front with lawn, decking and gravel areas, coal shed and traditional store to the rear and residents car park providing off street parking facilities.

Practical benefits include LPG heating and double glazing. The property also benefits from a Short Term Let Licence providing an excellent opportunity for those looking to venture into the holiday letting industry.

Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings and integrated appliances. **All other items of furniture may be negotiated separately.**

This particular property is in absolute move in condition and early viewing is highly recommended to avoid disappointment.

The popular village of Fettercairn, situated under the Grampian foothills and surrounded by beautiful scenery, is within close proximity of the A90 dual carriageway making this an ideal idyllic base for commuting to Dundee and Aberdeen. The Angus towns of Brechin, Edzell, Montrose and Forfar are also within easy reach.

This charming village is well served with many amenities including local shops, primary school with nursery, hotel with restaurant, pub, cafes and an award winning Distillery. There are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside.

The nearest town of Laurencekirk features a wealth of history and offers a vast range of amenities including nursery, primary and secondary schools, local shops, restaurants and cafes, salons, health centre, gymnasium, public parks, golf course, rail station and public transport links.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

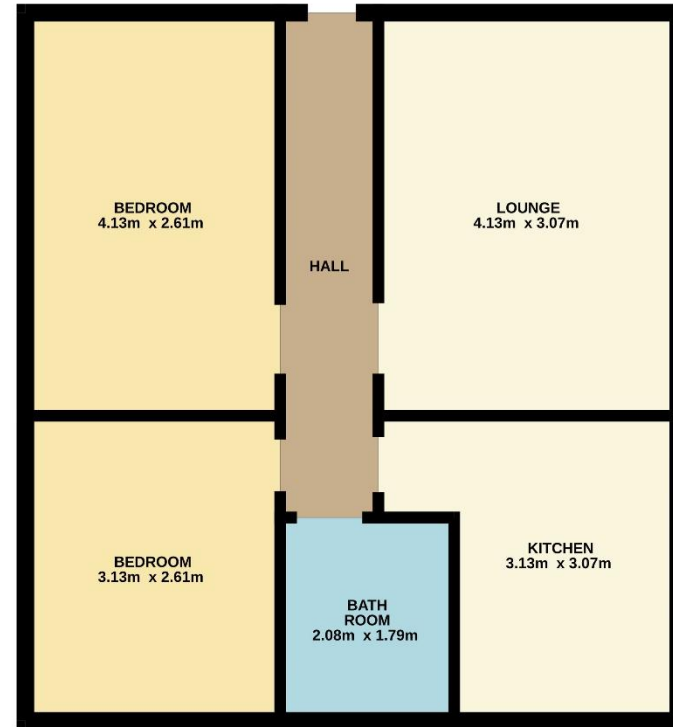
www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk





GROUND FLOOR
52.0 sq.m. approx.



TOTAL FLOOR AREA : 52.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.