



ABBEY COTTAGE,  
FINTRAY, AB21 0JB

OFFERS OVER £545,000

peterkins





Abbey Cottage  
Fintray  
AB21 0JB

Offers Over £545,000

- Charming 4 bedroom detached family home
- Set in an impressive plot with mature well maintained surrounding garden grounds
- Quiet village location
- Driveway with parking for several cars
- Generous living and bedroom accommodation throughout
- Well-presented throughout
- Detached “Studio” providing possible home business location
- Good commuter base

Viewing by appointment only  
please contact Peterkins on  
(01467) 672800

EPC: E  
Council Tax: F

**Description:** We are delighted to offer for sale Abbey Cottage, a charming 4 bedroom detached family home set on a stunning spacious plot in the quiet village of Fintray. The generous living and bedroom accommodation comprises of entrance hallway, lounge, family room, conservatory, downstairs bedroom/dining room, open plan dining kitchen and family room and a utility room/rear porch. The upper floor contains the family bathroom, 2 double bedrooms, one which benefits from an ensuite shower room, a third single bedroom with a fitted cabin bed and storage. The property benefits from a large detached “Studio” consisting of two large rooms separated by a short staircase and with an office, toilet/WC and storage space which can be accessed via its double doors off the front driveway or at the rear from the garden, providing the owner with a vast variety of uses including business opportunities or further accommodation. The property has propane gas central heating, full double glazing and a great amount of storage space throughout. Outside, the driveway provides ample parking and there is an extensive surrounding well-maintained mature garden ground. Abbey Cottage makes a really wonderful family home enjoying a peaceful, private location however still within easy commuting to surrounding Towns and Aberdeen. Early viewing is highly recommended to see all this unique property has to offer.

**Location:** The property is situated in the popular village of Hatton of Fintray and easily commutable to Dyce, Bridge of Don, Inverurie and Aberdeen City centre. Hatton of Fintray is a small country village, offering the opportunity to reside in a pleasant and tranquil rural setting yet being an easy commuter base. The location is particularly convenient for the oil-related offices at Dyce and Aberdeen Airport. Local recreational facilities are also available close by and include fishing on the River Don, hill-walking and golf at nearby Kintore and Newmachar.

**Directions:** Travelling from Blackburn, after crossing the bridge into Hatton of Fintray, pass the school on the left-hand side and continue through the village before taking a left, the 1<sup>st</sup> entrance on left past Manse Lane and parallel with the Church Lane. Continue up this road where Abbey Cottage is located clearly identified by a Peterkins For Sale sign.

**Entrance hallway:** Entered at the front of the property through a part glazed wooden door into the welcoming hallway which gives access to the lounge, dining room, bedroom, dining kitchen and the stairwell to the upper floor. Front door has a pelmet with matching curtains. Understairs storage cupboard with power, fitted shelving and a window. Consumer unit is overhead. Ceiling light; smoke alarm and carpet.

**Lounge: 15'2" x 13'** (4.62m X 3.96m) The lounge has a range of charming features including the coving, open fireplace with tiled inset, marble hearth and wooden surround and the window that overlooks the front with fitted shutters. A good sized with space for a range of furniture. Alcove space with fitted shelving. Ceiling light and carpet.

**Dining Room: 14' x 13'** (4.26m x 3.96m) Another good sized room located to the front of the property that would make an ideal dining room as it can easily accommodate a large table and chairs. Window with shutters; coving; ceiling light television point and carpet. Door into the conservatory.







**Conservatory:** 25'5" x 14'1" (7.77m x 4.29m) Assessed from both the dining kitchen and the dining room, this bright and spacious addition to the property with a lovely feature brick wall and wood burner. The many windows with roller blinds overlook the garden grounds and the French doors open onto the patio area at the side of the property. Electric heaters and tiled flooring.

**Ground floor bedroom:** 15'2" x 10'7" (4.62m x 3.22m) Generous sized room with ample space for a king or queen size bed along with a range of freestanding furniture. Window with shutters to the side. Ceiling light and carpet.

**Kitchen Diner/Family room:** 27'11" x 14" (8.26m x 4.26m) Beautifully presented and exceptionally bright open plan room consisting of the kitchen with large island unit, dining area with space for lounge furniture alongside the Wood burner with cast iron surround. Double doors open into the conservatory.

The kitchen benefits from great natural light and is fitted with a "Laings" range of contrasting base and wall units with coordinating worktops and splashbacks. Stainless steel one and a half bowl sink with drainer and mixer tap. The integrated appliances include a dishwasher, double self-cleaning ovens, combination microwave and electric hob with extractor hood above. The island unit provides great additional storage and is fitted with a glass breakfast bar along one side. Glazed wave doors opens to the patio area providing the ideal spot for family entertaining and alfresco dining, the doors continue along the length of the kitchen and up to the slope of the ceiling flooding the room with natural light. Ceiling light; smoke alarm and wooden flooring.

**Utility room:** From the kitchen, a beautifully designed stained glass door opens into the utility room that houses the central heating boiler. Fitted with base unit and plumbing for washing machine and tumble drier stack. Ceiling light and smoke alarm; window and door to outside. Wooden floor continues.

**Staircase to the upper floor:** A carpeted u-shaped stair case with a window halfway leads to the upper floor landing. Ceiling light; smoke alarm and access hatch to the loft space.

**Bedroom:** 13'10" x 7'9" (4.21m x 2.36m) This room has been designed and customized with a cabin bed and a range of storage cupboards and drawers. Wooden paneling throughout with fitted shelving and two Velux windows with integrated blinds. Spot lights and carpet.

**Bedroom:** 13'10" at widest x 14' (4.21m x 4.26m) A good size with ample space for a double bed along with a range of freestanding furniture. Window with pelmet and curtains overlooks the front with lovely open view. Two double door cupboards providing great storage. Ceiling and wall lights; carpet.

**Box Room/Walk in wardrobe:** 8' x 6'10" (2.43m x 2.08m) Versatile room with fitted shelving and worktops. Velux providing natural light. Wall light fitment and tiled floor.

**Master Bedroom:** 15'2" x 14'7" at widest (4.62m x 4.44m) The master bedroom is spacious and benefits from an ensuite shower room. Ample space for a king or queen size bed along with a range of freestanding furniture. Two double door cupboards providing great storage. Window with pelmet and curtains overlooks the front and benefits from a lovely view. Ceiling light and carpet.

**Ensuite:** The ensuite is fitted with a modern suite which comprises of a concealed cistern toilet, wall mounted vanity wash hand basin and a separate shower enclosure. White marble effect splashback tiling throughout with underfloor heating and a fitted steam free mirror. Heated towel rail, chrome fitments and Velux.

**Bathroom:** Fitted with a 4 piece "Laings" suite comprising of a concealed cistern toilet, wall mounted vanity wash hand basin and a jacuzzi bath with glass screen and electric shower head. White marble effect splashback tiling throughout with underfloor heating and a fitted steam free mirror. Airing cupboard that houses the hot water tank. Heated towel rail and chrome fitments. Downlights; extractor fan and window with blind.











**Outside:** The driveway leads from the main road to the property with parking provided along the front. The surrounding, extensive and well maintained garden ground is mainly laid to lawn with a variety of established trees and bushes providing a great deal of privacy. Range of apple trees and maintained bedding areas with plants and flowers. The patio area along the side has a small stream making an idyllic spot to sit and enjoy this stunning, peaceful location.

Outdoor lighting and tap with hose. Green house and log store. Large wooden shed.  
Ride on lawn mower and some garden tools can be available by separate negotiation.

**Studio:** The detached Studio is accessed by double doors at the front in the main driveway providing a great possible home business location.

Contents of the Studio can be available by separate negotiations with the seller.

**1<sup>st</sup> Front room:** 19'2" x 19'2" (5.84m x 5.84m) A great sized room with storage heaters and fitted a range of base and wall units with stainless steel sink. Door into the office and the W.C. Door into a store room with light and fitted shelving. Door that opens to the lane outside at the stairs.

**Office:** 9'4" x 8'11" (2.84m x 2.71m) Ideal for an office if needed. Large window and ceiling light.

**W.C:** A sliding door separates the toilet and the wash hand basin. Opaque window; ceiling light; fitted mirror and tiled flooring.

**2<sup>nd</sup> room:** 32'10" x 17'11" (9.78m x 5.46m) Steps and double doors lead up from the 1<sup>st</sup> room to the 2<sup>nd</sup>, a generous room storage heating and ample natural light through the large windows. Light and power with base units and stainless steel sink.

Please note the studio is registered as commercial and the rates payable are approximately £5,100 per annum.

**Stone Shed:** 13'11" x 11'5" at widest (4.24m x 3.47m) Separate from the Studio, another good sized versatile stone building. Benefits from light; power and windows providing natural light.

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