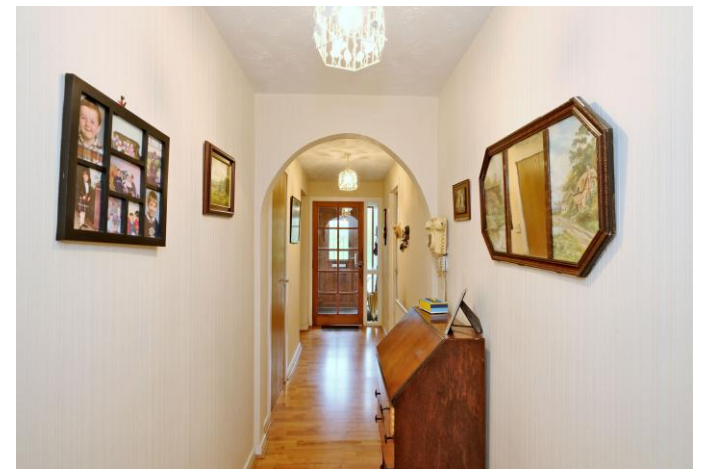




ROWANBANK COTTAGE,
FYVIE

OFFERS OVER £230,000

peterkins



Rowanbank Cottage
Fyvie
AB53 8RE

Offers Over £230,000

- 3 bedroomed detached cottage
- Set on a generous sized plot on the outskirts of Fyvie
- Lovely mature gardens surround the property with open country views
- Well-proportioned living and bedroom accommodation
- Oil Central heating
- Open fire in the Lounge
- Double glazing
- Driveway and ample parking
- Outbuildings
- Good commuter base

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

EPC: E

Council Tax Band: E

Description: We are pleased to offer for sale Rowanbank Cottage, a 3 bedroomed detached cottage located on the outskirts of Fyvie set on a generous plot with two large outbuildings, altogether providing a great package. The accommodation comprises of an Entrance hallway, Kitchen Diner, Shower room, Lounge, Inner Hallway, Porch, WC, a ground floor Bedroom and two upper floor Bedrooms. Benefitting from Oil central heating and full double glazing. Outside, the driveway provides ample parking and the surrounding garden ground is well maintained. Early viewing is highly recommend to appreciate all on offer.

Location: Rowanbank Cottage lies only a few minutes from the village of Fyvie which offers a range of local facilities including a Primary School. Secondary education is provided at nearby Turriff to which transport is provided. Aberdeen city lies approximately 25 miles south and the cottage is within easy commuting distance of Aberdeen Airport and the industrial estates at Dyce and Bridge of Don.

Directions: From Inverurie follow the A947 towards Banff. On reaching Fyvie turn right into the village and follow the road past the war memorial and through the Village. Continue out this road until you come to a tight right hand corner where Hillhead Cottage is located, take this left and follow the private road until reaching the property clearly identified by a Peterkins For Sale Sign.

Entrance: Entered at the side of the property into the vestibule which then has a part glazed door into the hallway. Vestibule has a ceiling light, fire alarm and mat well carpet.

Hall: The hallway gives access to the Kitchen, Shower room, Walk in storage cupboard and the Lounge. Ceiling lights; telephone point; thermostat and wood effect flooring. The walk in cloak cupboard (6'7" x 3'10") provides great storage space and benefits from light; coat hooks and shelving. An airing cupboard houses the hot water tank and has fitted shelving. Wood effect flooring onto carpet.

Kitchen Diner: 21'7" x 9'4" (6.57m x 2.84m) The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. One and a half bowl stainless steel sink with drainer and mixer tap. Fridge and Range style cooker with chimney style extractor hood above. Spaces plumbed for washing machine and dishwasher. Several windows with curtains fill the room with natural light. Central heating boiler is located here with control panel above. Space for a dining table and chairs. Ceiling light and wood effect flooring onto tile effect flooring.

Shower room: Fitted with a 3 piece suite comprising of a toilet, wash hand basin with splashback tiling and an aqua paneled shower enclosure with electric shower head. Opaque window with blind. Ceiling light; downlight and tile effect flooring.

Lounge: 16'3" x 11'10" (4.95m x 3.60m) A good sized cozy lounge with an open fireplace with brick surround and wooden mantel that extends along onto display shelving. Ceiling light; telephone and television points and carpet. Door to the inner hallway.

Inner hallway: This hallway leads to the porch, ground floor bedroom and the staircase to the upper floor. Ceiling light and carpet.



Porch: 8'4" x 5' (2.54m x 1.52m) Great addition to the property providing a lovely bright living space with windows including a glazed door out to the driveway and garden. Windows with roller blinds. Ceiling light fitment and vinyl flooring. Door into WC.

W.C: Comprising of a toilet and vanity wash hand basin with splashback and mirror above. Window with roller blind. Ceiling light and vinyl flooring continues.

Bedroom: 12'1" x 11'1" (3.68m x 3.37m) This ground floor bedroom can easily accommodate a double bed along with a range of freestanding furniture. Benefitting from two walk in wardrobes with lights, hanging rails and shelving. Window with curtains. Ceiling light and carpet.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing and onto another two bedrooms. Cupboard located halfway provides great storage. Consumer unit and meter on the wall. Velux provides the space with natural light.

Bedroom: 13'8" x 12' (4.16m x 3.65m) Bedroom with space for a double bed along with a range of freestanding furniture. Lovely feature décor fireplace with painted surround. Window with curtains and a lovely open view. Ceiling light and carpet.

Bedroom: 13'9" x 11'2" (4.19m x 3.40m) Completing the accommodation, this bedroom is also a good size with space for a double bed along with freestanding furniture. Feature décor fireplace with a painted wooden surround. Window with open views and curtains. Ceiling light and carpet.

Outside: The track leads to the Cottage with ample parking provided to the front and rear of the property. The front garden is laid to lawn with borders of hedging. This package includes two outbuildings suitable for a variety of uses and provides great potential along with a generous sized plot with established forest areas and hedges. Outdoor security lights.

Outbuilding 1: 35'7" x 13'3" & 26'6" x 13'3" – partition in the middle with power and light. Double doors at the front.

Outbuilding 2: 38'11" x 12'7" – with power and light. Door to the side along with large double doors at one end.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.