



FINTRY COTTAGE  
FINTRY  
TURRIFF  
AB53 5PS

2 BEDROOMED COTTAGE  
IN COUNTRY LOCATION

2 BEDROOMS, LOUNGE,  
DINING KITCHEN, PORCH,  
REQUIRES MODERNISATION,  
LPG HEATING, DOUBLE GLAZING,  
GOOD SIZED GARDEN, GARAGE,  
EPC BAND G



Offers Over  
**£70,000**



**grantsmith**  
LAW PRACTICE

## DESCRIPTION

We are delighted to offer for sale this two bedroomed cottage situated in the small hamlet of Fintry, approximately 4 miles from Turriff. The property occupies a generous sized plot with potential to extend however it is in need of some modernisation throughout. Accommodation comprises: - Rear porch, Hallway with doors leading to the Bathroom, Kitchen, Lounge, Hallway and both Bedrooms. The property benefits from LPG Heating and Double Glazing.

## DIRECTIONS

From Turriff travel North on the A947 for approximately 1.5 miles. Turn right signposted Fraserburgh B9105. Follow this road for approximately 2 miles to Fintry Cottage on your left hand side as indicated by our For Sale sign.

## VIEWING

Viewing by appointment only please contact Grant Smith Law Practice on 01888 562245 or the seller on 07400551843

## Rear porch

With two large storage cupboards providing excellent storage and window overlooking the side of the property.

## Bathroom

W.C, wash hand basin and bath with overhead electric shower. Radiator and frosted rear facing window.

## Kitchen (2.81m x 2.82m approx.)

With wall and base units, stainless steel sink and drainer, window overlooking the garden.

## Lounge (2.76m x 4.15m approx.)

Good sized lounge with gas fire. Radiator. Cupboard and window overlooking the rear of the property.

## Hallway

With access to the rear garden, hatch to attic space which has been floored and lined to create two rooms.

## Bedroom 1 (4.06m x 2.54m approx.)

With built in cupboard, fitted carpet. Rear facing window and radiator.

## Bedroom 2 (3.50m x 2.80m approx.)

Fitted carpet, rear facing window and radiator.

## Outside

There is a good sized garden which surrounds the property. The garden is easily maintained and is mainly laid in grass with some borders and trees, there is a further area of garden at the front of the property. A pathway surrounds the entire house. There is a garage equipped with power and light and has an up and over door.

## Note

All carpets, floor coverings, curtains, blinds, light fittings and some white goods may be included in the sale.

Although these particulars are believed to be correct they are not warranted and are not to form any contract of sale.



Amicable House  
252 Union Street  
Aberdeen  
AB10 1TN  
† 01224 621620  
f 01224 622621

The Old Bank Buildings  
Balmellie Street  
Turriff  
AB53 4DW  
† 01888 562245  
f 01888 563590

25 High Street  
Banff  
Aberdeenshire  
AB45 1AN  
† 01261 815678  
f 01261 818825

16 East Church Street  
Buckie  
Moray  
AB56 1AE  
† 01542 831307  
f 01542 833856