



31 Distillery Road

Fettercairn, Laurencekirk, AB30 1YB

Offers over £145,000



Rosie Real Estate are delighted to bring to market this spacious three-bedroom semi-detached home situated within the charming village of Fettercairn, offering generous accommodation, excellent outdoor space, and an ideal balance of rural tranquillity and commuter convenience.



This fantastic property will appeal to a wide range of buyers including young families, first-time purchasers, and professionals seeking a peaceful lifestyle while remaining within easy reach of Aberdeen, Dundee, and Edinburgh. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious lounge, creating the perfect setting for both relaxing and entertaining guests. Large windows allow natural light to flood the room, enhancing the warm and welcoming atmosphere throughout. The kitchen is generously proportioned and truly acts as the heart of the home, offering ample cupboard and worktop space along with room for dining, making it ideal for everyday family living and hosting alike.

The property boasts three comfortable bedrooms, each offering a peaceful retreat with excellent space for furnishings and storage. The principal bedroom benefits from built-in storage, providing practical and convenient solutions for modern living. The family bathroom is well-appointed and fitted with all the necessary amenities to suit a growing family.

Further benefits include double glazing and efficient heating throughout, ensuring comfort all year round.

Externally, the property enjoys a private rear garden perfect for outdoor entertaining, family activities, or simply relaxing and enjoying the fresh air. The home also benefits from an attached brick-built shed along with an additional garden shed, providing excellent external storage options.

Located within the desirable village of Fettercairn, this property offers a wonderful semi-rural lifestyle surrounded by beautiful countryside while remaining well connected for commuting. Laurencekirk Train Station is approximately a 10-minute drive away, providing convenient transport links to Aberdeen, Dundee, and Edinburgh, making this an excellent choice for commuters seeking village living without compromise. Perfect for families with the local school 300 yards from the property.

Agent Note: AI has been utilised in this listing.

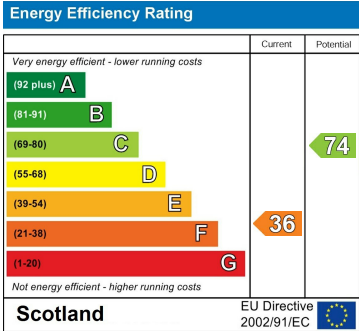
Area Map



Floor Plans



Energy Efficiency Graph



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