



**CHARMING HOUSE WITHIN THE PICTURESQUE AND WELL LOCATED
VILLAGE OF FETTERCAIRN**

BURNIGILL, BURNSIDE ROAD, FETTERCAIRN, KINCARDINESHIRE, AB30 1XY

savills

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Vestibule ♦ hallway ♦ drawing room ♦ dining room ♦ sitting
room kitchen ♦ utility room ♦ cloakroom ♦ shower room ♦
master bedroom with en suite bathroom ♦ 4 further bedrooms
♦ study / nursery bedroom ♦ bathroom

Integral garage ♦ useful outbuildings

Attractive and enclosed gardens

About 0.38 acres

EPC rating = F

Laurencekirk 4.5 miles, A90 (Northwaterbridge) 4.5 miles,
Aberdeen 33 miles, Dundee 35 miles

Situation

Fettercairn is a charming small village situated between the farmland of the Howe of the Mearns and the foothills of the Grampian Mountains. The centre of the village is a conservation area and contains several buildings dating from the 18th century. In 1864 The Royal Arch was built to commemorate a visit by Queen Victoria, on her way to Balmoral. The local distillery was established in 1824.

Fettercairn has a primary school, village shop, café and a well known hotel. Further shopping is found in Laurencekirk, along with secondary schooling and leisure facilities at the new Mearns Community Campus. Private schooling is found locally at Lathallan in Johnshaven, and at schools in Aberdeen. Montrose and Stonehaven provide more extensive shopping and facilities and are easily reached. Both Dundee and Aberdeen provide all that is expected of major cities, and are also easily reached by the A90 dual carriageway.

There are railway stations at Montrose and Laurencekirk offering east coast mainline services to Aberdeen and the south. Aberdeen Airport provides a range of domestic and European flights and there are services from Dundee to London Stansted. Journey times to Aberdeen and Aberdeen Airport will be much reduced with the opening of the Western Peripheral route.



This area of Scotland is well known for its wide range of outdoor pursuits. There is a renowned 18 hole golf course at Edzell and a Country Club within the Glenesk Hotel. Other courses in the area include Montrose and Brechin, with a championship course at Carnoustie. Salmon and sea trout fishing can be taken on the nearby North and South Esks, while the River Dee and Deeside are easily accessible over the scenic Cairn o'Mount road (B974) from Fettercairn. Nearby beaches are found at Lunan Bay, Montrose and St Cyrus, which is a nature reserve. The Angus glens offer some of the finest hill walking in eastern Scotland, and there is skiing at Glenshee. There are walks in Inglismaldie Forest, and in nearby Drumtochty Glen.

Description

Burnigill is situated on Burnside Road on the edge of the attractive village of Fettercairn. To the rear is an open agricultural field, while in front, and protecting the view, is a play area, tennis court and bowling green. The house is accessed from the public road by its own wooden bridge over the burn. It is a most pretty and attractive house, which is believed to date from the 1840s. It is stone built with a symmetrical front, and a slate roof with charming coned dormers with bowed roofs and cills. It is surrounded by its own delightful gardens including a small wooded area to the rear.

The house was acquired by the sellers in 1980 who then set about creating the lovely house that is seen today. At that stage a new

kitchen was fitted and it was opened up into the sitting room, creating an ideal open plan living space. The drawing room and dining room were reconfigured, and are now ideal for entertaining, as were the cloakroom and downstairs shower room. The house has continued to be improved. More recently the garage was re-roofed, the bridge renewed and the house repointed. The kitchen was refurbished in 2009 and the master en suite bathroom was replaced in 2017. In 2018 the outside was repainted. All these works have been done in such a way so as to preserve and enhance the period feel and features of the house which include cornices in all the principal rooms. As such it is a property of great character, which is beautifully presented, and is perfect for both modern family living and for entertaining. Very briefly the accommodation at ground floor level includes an entrance vestibule and hallway. Arranged off the hallway is the drawing room, cloakroom and sitting room. The drawing room opens through to the dining room, which can also be accessed from the hallway by the cloakroom, and off this is a useful downstairs shower room. On the other side of the hallway is the cosy sitting room which opens through to the kitchen and beyond is a utility room giving access to the garage. At first floor level is the master bedroom suite, together with two further bedrooms, a family bathroom and a smaller study / nursery bedroom. On the top floor are two further bedrooms and a large landing and useful store, which may have potential to create a further bath or shower room, subject to obtaining any necessary consents. Behind the house are two useful stores and a kennel.

Accommodation

A wooden bridge, with a gate, leads over the burn to a gravelled parking area at the front of the house. A wooden entrance door with a glazed overlight opens to a vestibule with coat hooks and an inner partially glazed door to the hallway with a staircase to the first floor, understair storage cupboard and a shelved cupboard. Accessed off the hallway are the three reception rooms. The graceful drawing room has window shutters, picture light and a fireplace with a Jetmaster fire, ornate wooden mantel, marble surround and hearth and a raised grate. An arch links through to the dining room which again has window shutters, together with arched shelved display alcoves with cupboards below. Connecting the dining room back to the hallway is a cloakroom with coat hooks. Off this is a shower room with a shower cubicle, pedestal washbasin, WC and two wall lights. On the other side of the hallway is the sitting room with window shutters, two wall lights, fireplace with wooden mantel and Jetmaster fire, recessed display shelves with cupboard below and shelved corner cupboard. The breakfast bar links through to the kitchen which has a bespoke Alec Wood kitchen with wooden wall and floor units, soft closing drawers and tiled splashbacks. It incorporates fitted NEFF appliances including a fridge, four ring induction hob, oven / grill and dishwasher, together with twin porcelain sink with separate spray tap, two oven Aga (cream) with a display shelf, window shutters and a wall light. Beyond is the utility room with fitted units, sink, plumbing for washing machine





and dryer, Worcester Danesmoor 26 / 32 oil fired boiler and a partially glazed back door to garden. It also gives access to the garage with fitted storage cupboards and an automatic up and over door.

The staircase with wooden handrails leads up to the landing which has a picture light, a linen cupboard, stairs to the second floor and a walk in understair cupboard. Off the landing is the master bedroom suite. The master bedroom has window shutters and recessed shelves with a cupboard below and a walk in hanging cupboard. The partially tiled en suite bathroom has a bath, display shelves, pedestal washbasin, WC, shower cubicle, fitted hanging and shelved cupboard together with window shutters. The study also has window shutters and has previously been used as a nursery bedroom. Bedroom 2 has window shutters and a press as does bedroom 3 which has a fireplace currently used for display. The partially tiled family bathroom has a bath, pedestal washbasin and WC. The stairs lead up to the second floor landing which has ample space to be used as a study area together with a walk in store housing the cold water tank. Bedroom 4 has a walk in shelved and hanging cupboard and a further cupboard, while bedroom 5 also has a walk in cupboard.

The lovely gardens surrounding the house are enclosed. They include lawn, flower and shrub borders and paved seating areas. There is a further area to the side, with beech hedging, and a wooded area to the rear. Behind the house is a useful range of stone built outbuildings with

a corrugated roof and which includes a kennel with run, store with oil tank and a further store.

General Remarks

Viewing: Strictly by appointment with Savills – 01356 628628.

Directions: From the A90 (Aberdeen to Dundee dual carriageway) take the turning at Northwaterbridge (on the county boundary between Angus and Aberdeenshire), some 1.7 miles north of Stracathro and 4.5 miles south of Laurencekirk, signposted to Edzell Woods and Fettercairn. Then turn immediately right signposted Luthermuir and Fettercairn. Continue for 4.5 miles to the village of Fettercairn. Continue into the village on Burnside Road and the turning into Burnigill will be seen on the right immediately after passing the tennis court and play park.

Outgoings: Aberdeenshire South council tax band G.

Energy Performance Certificate: EPC rating = F.

Solicitors: Burnett & Reid, 15 Golden Square, Aberdeen, AB10 1WF.

Environmental Stipulations: Burnigill is listed Category C and is situated within the Fettercairn Conservation Area.

Services: Mains water, electricity and drainage. Oil fired central heating with hot water from the Aga and immersion. Burglar alarm.

Fixtures and Fittings: Fitted carpets, curtains and light fittings are included except for the hanging lights in the dining room and landing which are excluded as are the curtains in the master bedroom and en suite, hallway and first floor landing.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession: Vacant possession and entry will be given on completion.

Offers: Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

FLOORPLANS

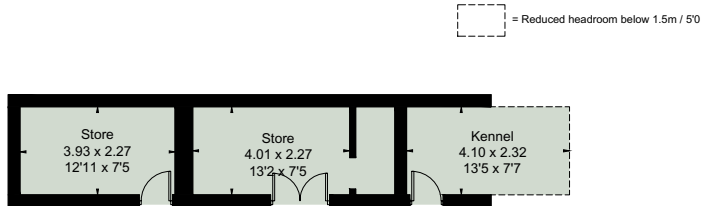
Gross Internal Area (approx) = 268.9 sq m / 2894 sq ft

Garage = 16.8 sq m / 181 sq ft

Outbuilding = 32.0 sq m / 344 sq ft

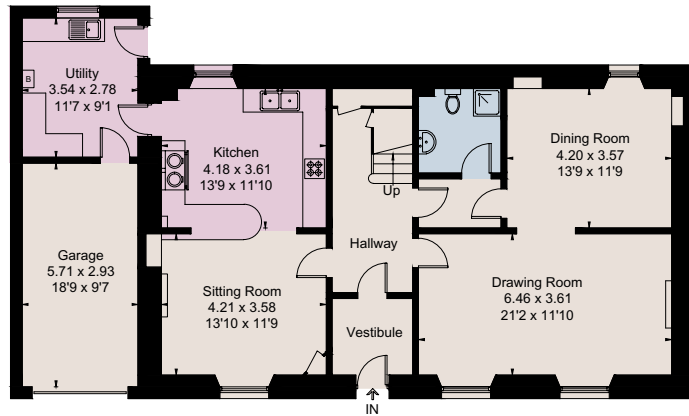
Total = 317.7 sq m / 3419 sq ft

For identification only. Not to scale.

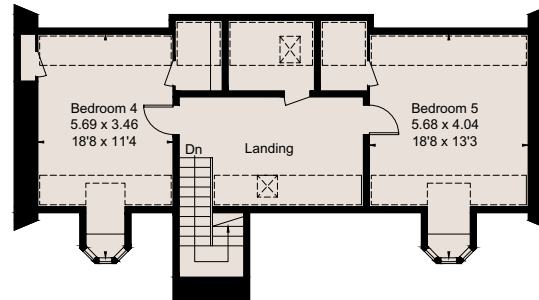


Outbuilding

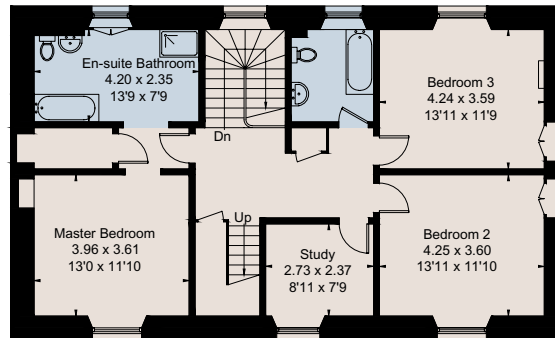
(Not Shown In Actual Location / Orientation)



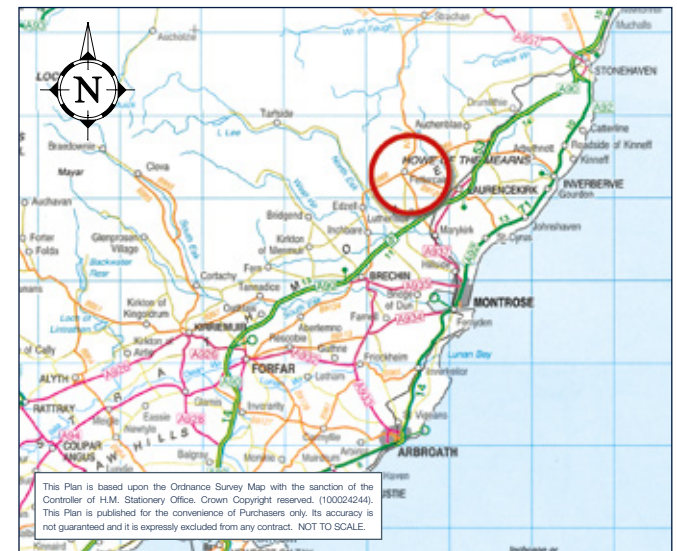
Ground Floor



Second Floor



First Floor



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