



**Tigh Na Ca-AI Happyhillock, Rathen,**  
Fraserburgh, Aberdeenshire, AB43 8UL

**ledingham  
chalmers**  
estate agency





Kitchen





Lounge

## Well-presented, four bedroom, detached bungalow

- Fantastic location
- Spacious accommodation throughout
- Well-appointed Kitchen with breakfast island
- Multiple Public rooms
- Four Bedrooms, one with En Suite facilities
- Sizeable Garden, driveway and garage



Dining Room



**Four beds.**



**Three bathrooms.**



**Three public rooms.**



**We are delighted to offer for sale this impressive four bedroom detached bungalow which boasts spacious accommodation throughout and a gorgeous garden which wraps around the house.**

The property is entered via a welcoming entrance vestibule, this leads to the internal hallway which houses a large double door storage cupboard.

The spacious lounge is an elegant room, benefiting from a large window providing views over the front garden. The room is large enough for multiple configurations of free standing furniture to suit any buyers needs.

The well equipped kitchen is fitted with a wide range of wood effect base and wall units with complementing worktops and tiled splash back. There is also a sizeable island, the perfect spot to enjoy your breakfast.

The convenient utility room is located just off of the kitchen and benefits from worktop space, stainless steel sink, under counter space for appliances and door to the garden.

Double doors lead from the kitchen into the dining room which is awash with natural light from the windows spanning the full perimeter and offers a versatile second public room which would suit itself well to a variety of different uses. There is also direct access to the garden.

The principle bedroom is a sizeable room which enjoys a quiet rear aspect and a built-in double wardrobe. A further benefit is the en suite comprising shower enclosure, WC and wash hand basin.



Bedroom



Bedroom





Bathroom

The family bathroom comprises of a lovely sunken bath, wc and wash hand basin vanity unit. All wet areas have been tiled for convenience.

There are two further double bedrooms at this side of the house, both enjoy pleasant views to the front of the property and have built in storage.

Access to the back hall is granted via the kitchen, lounge and through a lovely little study nook. This would be the perfect work home home set up. This hallway then provides access to further accommodation.

The family room is a fantastic place for the whole family to relax and unwind, with windows all round, door to the garden and plentiful space for a variety of free standing furniture.

The fourth bedroom is of good proportions and benefits from a wall to wall mirrored wardrobe offering fantastic storage.

Completing the accommodation is the modern shower room comprising of walk in shower, wc and wash hand basin vanity unit.

The impressive garden wraps around the whole property and is made up of lawn, patio and decking area, perfect for enjoying dining al fresco in the summer months. There is also an orchard space at the side and a fantastic kids climbing frame/clubhouse.

To the front of the property there is an integral garage and private, gated sizeable garage allowing ample parking for multiple vehicles.



Shower Room



## Accommodation

Lounge	18'2" x 14'1"	5.54m x 4.29m
Kitchen	18'2" x 15'4"	5.54m x 4.67m
Dining Room	19'8" x 14'0"	6m x 4.27m
Utility Room	6'2" x 13'3"	1.88m x 4.04m
Bedroom	13'1" x 10'4"	3.99m x 3.15m
En Suite	3'1" x 10'4"	.94m x 3.15m
Bedroom	9'10" x 13'10"	3m x 4.22m
Bedroom	11'9" x 10'8"	3.58m x 3.25m
Bathroom	7'4" x 10'4"	2.24m x 3.15m
Office	11'3" x 9'4"	3.43m x 2.85m
Family Room	14'11" x 14'6"	4.55m x 4.42m
Bedroom	12'5" x 11'0"	3.79m x 3.35m
Shower Room	5'8" x 10'8"	1.73m x 3.25m
Garage	11'10" x 23'7"	3.61m x 7.19m



Family Room



External

Tigh Na Ca AI  
Floorplan



## Directions

Travelling along the A90 towards Fraserburgh turning right at the entrance to Rathen. Take your first right and follow the road up. Then take your first right again and follow the road all the way down. Tigh Na Ca-AI will be directly in front of you at the end of the road.

## Location

Rathen is a small rural village four miles from Fraserburgh benefitting from a village hall, church and primary school. Fraserburgh is a major fishing port that lies at the far north east corner of Aberdeenshire. While fishing is the town's main industry Fraserburgh has a wealth of undiscovered beauty along the magical coastline surrounding the town and immediate area. The town also provides a wide selection of shops, business and leisure facilities including bowling/leisure centre, swimming pool, links golf course and expansive sandy beach. St Fergus, Peterhead and Aberdeen are all within commuting distance.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.