



26 Fairfield Road | Inverbervie, DD10 0SG

Offers Over £435,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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**Offers Over £435,000**

Situated within a highly sought-after residential area of Inverbervie, this modernised detached villa enjoys seasonal sea views and is conveniently positioned within walking distance of local shops, cafés, the post office and the primary school. Inverbervie also provides straightforward access to larger centres including Montrose and Stonehaven, with Aberdeen within comfortable driving distance for extensive shopping, cultural attractions and transport links.

Beautifully renovated and generously proportioned, this impressive villa offers highly versatile accommodation with the potential for up to six bedrooms. Thoughtfully designed to combine style with practicality, the home features spacious reception areas, a fully equipped gym, a separate fully insulated studio and a double garage, all set within generous private, landscaped gardens. Modern comforts are seamlessly integrated throughout, including gas central heating, solid wood flooring, partial underfloor heating, double glazing and a balcony accessed from the principal reception room.

The flexible layout makes the property particularly well suited to multi-generational living, home working or creative pursuits. The substantial reception rooms provide an ideal environment for both everyday family life and entertaining on a larger scale, while the separate studio offers a peaceful and adaptable space for professional or creative use. The dedicated gym further enhances the home's lifestyle appeal, supporting health and wellbeing within the comfort of your own property.

Externally, the villa is accessed via substantial electric gates and is surrounded by well-maintained gardens designed to provide privacy and attractive outdoor entertaining areas, creating a tranquil retreat. From selected vantage points, seasonal sea views further enhance the property's coastal charm.

Combining spacious and adaptable accommodation, quality modern upgrades, private landscaped grounds and a prime Inverbervie location, this exceptional villa represents a rare opportunity to acquire a substantial family home in one of the town's most desirable residential settings.

- Substantial Detached Villa
- Lounge with Balcony
- Kitchen/Dining, Dining Room & Utility
- Downstairs Wet Room
- 5/6 Bedrooms & En-Suite
- Gym/Bedroom 6
- Family Bathroom
- Studio & Utility Room
- Double Garage, Driveway



## Accommodation

### Ground Floor Accommodation

#### Lower Hallway :

Split level hallway with stone floor entrance area with under floor heating leading to the open staircase with glass balustrading. Wood flooring through the hallway.

#### Studio (formerly Double Garage)

A separate workspace ideal for creative or professional use. Full frontage tilt & slide double glazed doors opening onto the front driveway.

#### Second utility room

Accessed through double sliding pocket doors at the rear of the studio, fitted with sink and fitted base and wall units providing ample storage. Plumbed for automatic washing machine and space for fridge/freezer.

#### Downstairs wet room / Shower room

Fully tiled throughout with large waterfall shower, underfloor heating, heated towel rail, heated mirror, extractor fan

#### Study/Bedroom 5

Small bedroom that can equally serve as a home office/study. Currently used for storage.



### **Dining Room / Flexible Living Space**

A generous dining area, currently arranged for dining, can easily be adapted as an additional sitting room or home office. Patio door leading to rear patio.

### **Gym / Sixth Bedroom**

Currently arranged as a gym, this room is highly versatile and could function as a sixth bedroom, family room, or dining space

### **Kitchen**

The modern fitted kitchen boasts modern wall and base units, integrated dishwasher, and contemporary flooring. A double-glazed door opens to the rear garden, creating a seamless indoor-outdoor flow.





### Utility Room

Practical and well-appointed, this room is plumbed for automatic washing machine, space for fridge freezer, and additional storage.

### First Floor

#### Upper hallway:

Staircase with glass balustrade leads to split level hallway with wood floor throughout. Access hatches to two separate floored lofts with lights offering huge storage potential.





**Lounge**  
A bright and welcoming space featuring Double Glazed window with outstanding seasonal sea view. French doors leading to balcony which enjoys an open outlook to front. Living flame gas fire with slate hearth, solid wood flooring, fitted shelving and downlighting. The lounge provides a perfect setting for family gatherings or formal entertaining.

**Bedroom 2/ Snug**  
A generously proportioned double bedroom with double-glazed window, presently used as a snug/study offering ample space for family living or use as guest accommodation.



**Principal Bedroom**  
The spacious principal bedroom includes built-in double wardrobe and an en-suite shower room. Large double-glazed windows provide light and garden views.

**En-Suite Shower Room**  
Modernised to include a large shower enclosure and contemporary fittings.



### Bedroom 3

A well-proportioned double bedroom with fitted wardrobes and a double-glazed window, ideal as a comfortable guest room or additional family bedroom.

### Bedroom 4/ Dressing Room

A versatile room currently used as a dressing room, suitable as a bedroom, office, or hobby room.

### Main Bathroom

The family bathroom features modern sanitary ware, underfloor heating, and contemporary tiling, offering a stylish and comfortable bathing environment.



GROUND FLOOR  
125.0 sq.m. (1345 sq.ft.) approx.



1ST FLOOR  
100.0 sq.m. (1076 sq.ft.) approx.



TOTAL FLOOR AREA: 225.0 sq.m. (2422 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## External Features

### Front Garden

A large mono block driveway with electric gates ensures privacy and secure access to the property.

### Side Garden

An attractive area with artificial lawn and patio provide a low-maintenance space for outdoor enjoyment.

### Rear Garden

Featuring artificial lawn, patio space, and mature trees, the rear garden is perfect for relaxation or entertaining. Outdoor power sockets and a large shed add practicality and storage.

### Double Garage

The garage includes an electric sectional door and fitted storage units, providing secure parking and additional storage options.



**Services:** Gas Central Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Aberdeenshire Council

**Council Tax Band:** G

**EPC Band:** C

**Post Code:** DD10 0SG

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.*