





A charming detached cottage

We are delighted to bring to the market this detached cottage of immense charm and character which provides spacious and versatile accommodation all on one floor and is set within an idyllic rural setting with pleasant views across surrounding countryside.

This desirable home benefits from oil fired central heating, double glazing and will be sold with blinds and floor coverings included.

The accommodation comprises: wood lined entrance Sun Lounge, formal lounge with focal point fire surround and multi fuel burning stove. The well-equipped dining kitchen has a range of wall and base units, deep storage cupboard, space for table and chairs and integrated electric hob, double oven, extractor hood and dishwasher. The mid hall has a storage cupboard and hatch to the attic. Both double bedrooms have fitted wardrobes. The 3-piece bathroom suite has wet wall all round. Externally, there is a shared stone chip driveway which leads to the double tandem style garage. There is a low maintenance front garden with an ornamental pond. The rear garden has lawn, paved patio, mature borders, shed and 2 Greenhouses. To the East is a further landscaped garden with a gate to the side. Early viewing is highly recommended to avoid disappointment.

EPC Rating - E

The Area

The market town of Forfar is within easy access and offers a full range of services including schools, recreational facilities, shops, public transport, dentists, doctor surgeries and surrounding villages are within commuting distances.





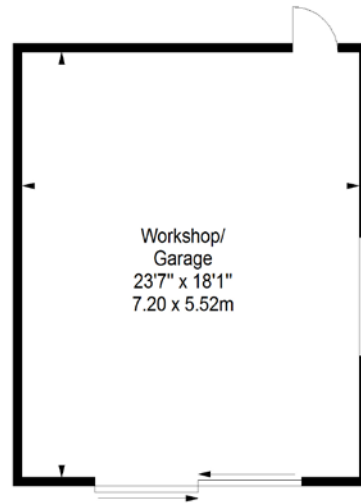


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Workshop/ Garage
Approx. 39.7 sq. metres (427.3 sq. feet)



Ground Floor
Approx. 95.9 sq. metres (1032.3 sq. feet)

