

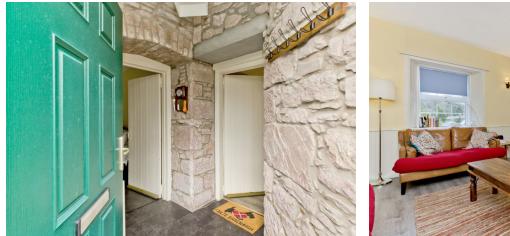


Baldovie Lodge Baldovie

Kirriemuir, Angus, DD8 5HE



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Summary

This charming detached cottage has a peaceful and secluded setting in the picturesque hamlet of Baldovie, surrounded by open countryside within commuting distance of Dundee. The two-bedroom property further boasts bright and airy accommodation, decorated in attractive neutral tones and finished with quality fixtures and fittings. It includes an on-trend kitchen, with handle-less cabinets, and a stylish shower room, with a walk-in shower cubicle. In addition, the home has private parking and it is enveloped by large wraparound gardens that are predominantly laid to lawn.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- A spacious detached cottage
- Picturesque setting in Baldovie
- Offers a sought-after rural lifestyle
- Uninterrupted countryside views
- Light neutral interiors throughout
- Characterful entrance vestibule
- Living room with log-burning stove
- Modern kitchen with integrated appliances
- Two spacious double bedrooms
- Contemporary three-piece shower room
- Generous wraparound gardens
- Private driveway with ample parking
- Oil fired central heating and double glazing



offering a sought-after rural lifestyle in the picturesque hamlet of Baldovie"

















"Spacious accommodation in excellent decorative order, private parking, and expansive wraparound gardens"



Floorplan

Ground Floor Shed Approx. 69.7 sq. metres (750.3 sq. feet) Approx. 7.2 sq. metres (77.5 sq. feet) 4 Shed 9'10" x 7'10" Bedroom 2 3.00 x 2.40m Bedroom 1 12'8" x 12'8" 13'6" x 13'6" 3.85 x 3.85m 4.12 x 4.11m Shed Vestibule Approx. 7.3 sq. metres (78.6 sq. feet) Kitchen 10'0" x 8'2" Living 3.05 x 2.49m Room -17'0" x 12'10" 5.18 x 3.91m Shed 9'10" x 8'0" 3.00 x 2.44m Shower Room 6'5" x 6'4" 1.96 x 1.92m

Total area: approx. 84.2 sq. metres (906.4 sq. feet)



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