



Solicitors & Estate Agents



**5 Fawsyde Cottages, Kinneff,
Montrose, DD10 0TF EPC G**

Offers over **£65,000**

5 Fawsyde Cottages, Kinneff, Montrose, DD10 0TF Terraced cottage

Overview

- Mid-terraced Cottage
- 2 Bedrooms
- Lounge
- Large Kitchen
- Shower Room
- Solar Panels
- Double Glazing
- Large gardens
- Shared parking



A property in need of upgrading but with loads of potential.



This quaint mid-terraced property is in need of upgrading however has loads of potential for the discerning purchaser.

With a small front garden you enter the property into the foyer and into the large lounge. From the lounge there is a hall which leads to a large kitchen with rear vestibule, shower room and the 2nd bedroom. The staircase takes you up to a large double bedroom with a window with open views over the fields and countryside. There is cupboard space both upstairs and down.

There are solar panels on the roof which are used to heat the water.

EPC- G



EXTRAS

the property has been cleared of all carpets however there is a cooker and washing machine in the kitchen.

EXTERIOR

There is a large area of rear garden, which is indicated by the path in the photograph.

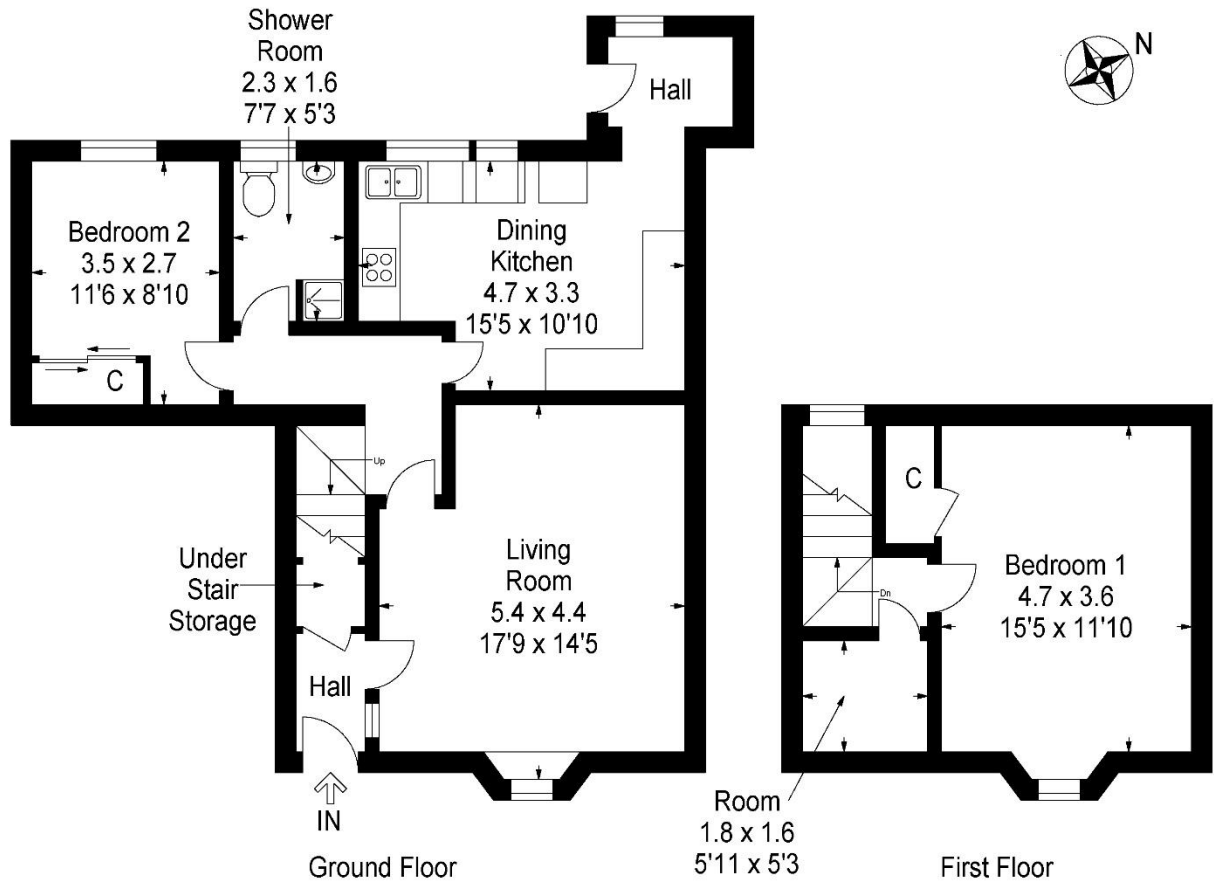
There is an area which is shared with the neighbouring properties for parking and there is a cellar/shed here belonging to the property.



Directions

From Brechin, head onto the A90 carriageway heading North to Aberdeen. After 10 miles turn right onto B967, after 6 miles turn left onto 1/A92, then follow road to Kinneff. The property is on the left hand side of the main road, just opposite the bus stop and is indicated with our for sale sign.

What3words –
yelled.farms.earpiece



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.