

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## **2 Murthill Mains Farm Cottage, Murthill, Forfar DD8 3SF**

- **Semi Detached Cottage with Stunning Views**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Four Piece Bathroom**
- **2 Bedrooms**
- **Oil Fired Central Heating & Double Glazing**
- **Gardens, Driveway, Garage & Store**

**Offers over £180,000**

This charming red sandstone traditional cottage is situated in an idyllic rural location enjoying outstanding open views to front and towards the Angus Glens to rear. Nearby Forfar offers a full range of social, leisure and consumer facilities including major supermarkets and secondary schooling, and there is a primary school at Tannadice. The Dundee/Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south.

The property offers spacious and well proportioned accommodation at ground floor level and benefits from UPVC double glazing with replacement doors, oil fired central heating, modern fitted dining size kitchen, modern four piece bathroom, and two well proportioned bedrooms.

There is a large driveway and turning area with space for a number of vehicles, and leading to the garage which has power and light. The gardens to front are mature and well stocked with a range of shrubs and trees, with sun terrace, and the rear garden is fully enclosed, has external store and views to the rear.

This is an ideal opportunity to obtain a charming home in a semi-rural location and viewing is essential to appreciate fully.

**Entrance Hallway:** Double glazed UPVC exterior door. Hatch to loft space.

**Lounge:** Approx. 4.1m x 5.22m. An excellent sized public room. Double glazed window with display shelf looking to front. Enjoying open countryside views. Focal point of the room is a woodburning stove on stone hearth with attractive stone surround. Natural wood flooring. Built in library shelving.



**Kitchen:**

Approx. 3.2m x 3.18m. Modern dining size kitchen with a range of floor, wall and drawer units. Under pelmet lighting and plastic splash back. Slot in cooker. One and half stainless steel sink and drainer. Plumbed for washing machine. Space for further appliances. Double glazed window enjoying the views towards the Angus Glens to rear. Double glazed exterior door.



**Bathroom:**

Approx. 3.45m x 1.65m. Four piece white suite comprising WC, wash hand basin, bath and shower cubicle with wet wall to splash back. Double glazed frosted window to side.



**Bedroom 1:**

Approx. 3.28m x 3.9m. Spacious double bedroom. Double glazed window enjoying views to front. Further double glazed window to side.



**Bedroom 2:**

Approx. 4.11m x 2.25m. Another well proportioned room. Double glazed window enjoying the views to rear.



**Outside:**

Gravel chip driveway with gate provides ample off road parking for a number of vehicles and leads to the single garage which has power and light. The mature garden grounds to front are laid to lawn with gravel chip terrace, and well stocked shrub and tree borders. Further lawned area to side, again screened by mature hedging. The rear garden is fully enclosed and has external store and is laid out in gravel chips for ease of maintenance with patio area and log store. Drystone dyke bounding onto open farmland.



## GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurement of floors, walls, doors and any other items not represented and is not intended to be a survey or a professional measurement. The floor plan is provided as a guide only and should not be used for the purpose of a contract. The layout, systems and materials shown have not been inspected and no guarantee is given as to their quantity or efficiency or the given.

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