

Connelly Yeoman



1 LABURNUM COTTAGE, COLLISTON, DD11 3RP

SEMI DETACHED COTTAGE



- Set within a rural location with stunning country side views.
 - With gas central heating and double glazing.
 - Original features and a fully enclosed garden.



OFFERS OVER
£163,000

Property Description

This traditional SEMI DETACHED COTTAGE must be viewed to appreciate the outstanding country views. Set within the peaceful rural, roadside hamlet of Colliston but only four miles to the Angus town of Arbroath with all amenities and services on offer there. The property benefits from a gas central heating system and double glazing. Laburnum Cottage comprises of is a spacious lounge with many original features, bedroom, kitchen, wet room, porch/utility. On the upper floor there are two very large bedrooms with stunning open views across the fields and a shower room. The property has a fully enclosed gardens, with mature fruit trees, shrubs and established hedging. Although in need of some updating Laburnum Cottage is a charming property in a stunning location and early viewing would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DOWN STAIRS BEDROOM, KITCHEN, WET ROOM, PORCH/UTILITY, 2 DOUBLE BEDROOM AND A SHOWER ROOM.

HALLWAY:

Entry to the property is through a vestibule and from here through a glass panelled door into the hallway with an understairs storage cupboard and radiator.

LOUNGE:

Approx. 15'2 x 15'4. A generously proportioned lounge with stunning bay window with views across the countryside retaining many original features which include cornicing and deep skirtings.

BEDROOM:

Approx. 15'2 x 12'3. The dining room has a shelved alcove and a window facing the rear of the property and a radiator.

KITCHEN:

Approx. 8'8 x 12'2. With base and wall units and work surfaces incorporating a stainless steel sink with an electric oven and grill, gas hob and a radiator.

WET ROOM:

Approx. 6'3 x 11'8. With electric shower, wash hand basin, WC, heated towel rail, parador ceiling and a radiator.

PORCH/UTILITY:

Approx. 9'8 x 17'4. The porch is to the side of the property and has plumb space for an automatic washing machine and could be used as a utility area. There is a radiator and sliding door leading out into the garden.



UPPER HALLWAY:

The upper hallway has a large walk in cupboard housing the boiler and water tank. There is a storage alcove with access into the eaves.

BEDROOM 1:

Approx. 15'8 x 22'2. A very generous double bedroom with lovely bay window with a spectacular view across open countryside. There is a wardrobe and a radiator.

BEDROOM 2:

Approx. 12'3 x 17'2. A second large double bedroom with a wardrobe, a rear facing window overlooking the garden and countryside beyond and a radiator.

SHOWER ROOM:

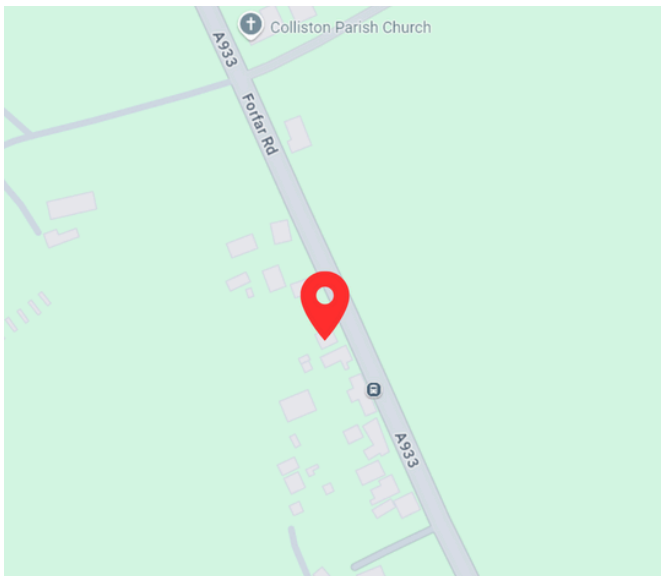
Approx. 3'1 x 9'. The shower has a coloured suite comprising of a wash hand basin, WC and an electric shower.

OUTSIDE:

The garden is fully enclosed to the rear with a patio and lawn beyond with mature fruit trees and an established hedge. A gate provides access to the side of the property. At the front there are established shrubs and chip stones and a mutual path leading back round to the side and a gate going back into the rear garden.



Property Professionals



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