



Thorntons
The right way to move

West Cottage, Hilton Of Guthrie,

Guthrie, Forfar, DD8 2UA





Summary

Situated in the village of Hilton of Guthrie, this detached house is currently run as a successful Airbnb, offering an excellent investment opportunity. The home boasts a living room with an electric fireplace, opening onto a triple-aspect sunroom, and a west-facing dining kitchen. The residence further enjoys four wardrobed double bedrooms, two single bedrooms, and a versatile seventh bedroom/study. Completing the home is a shower room and a bathroom. An air source heat pump, combined with thermal solar, is linked to external insulation and double glazing, ensuring warmth and efficiency throughout the home. Externally, the property benefits from a driveway and private gardens with an outbuilding and a shed. Extras: All fitted floor coverings, light fittings and kitchen appliances are included.

Features

- Attractive detached house in Hilton of Guthrie
- Entrance vestibule and hall
- Spacious living room with triple-aspect sunroom
- West-facing dining kitchen
- Four double bedrooms with wardrobes
- Three single bedrooms (two with wardrobes)
- Modern shower room
- Bathroom with a handheld shower
- Private south-facing deck with lovely views
- Minimalist front garden with a jacuzzi
- Generous rear garden with a shed
- Versatile detached outbuilding with a store
- Private multi-vehicle driveway
- Air source heat pump and double glazing



“This detached house in Hilton of Guthrie is an attractive family home, with seven bedrooms, two reception rooms, a dining kitchen and two bathrooms.”



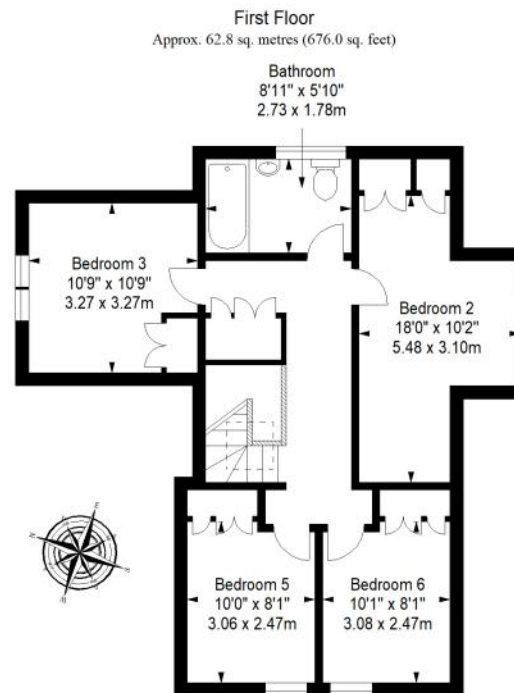
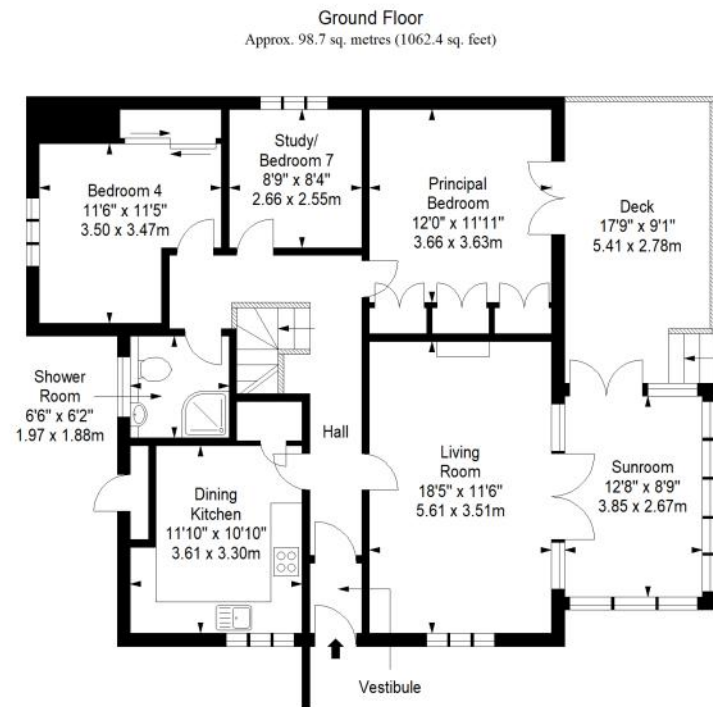




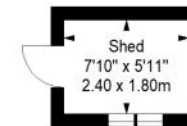
“West Cottage is set within commuting distance of Dundee and all its amenities and attractions.”



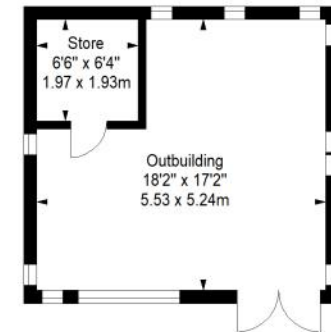
Floorplan



Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



Outbuilding
Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 194.6 sq. metres (2094.7 sq. feet)



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