



Thorntons
The right way to move

The Smithy Camperdown,
Inverkeilor, Arbroath, Angus
DD11 4UU





Summary

This is a fantastic opportunity to purchase a semi-detached cottage located close to the popular Angus village of Inverkeilor, conveniently situated for the A92 giving direct access to Arbroath, Montrose, Stonehaven and Aberdeen. The "Old Smithy" occupies approximately 1/2 of the ground floor area and presents a wonderful opportunity to incorporate it into the main accommodations and create a spacious feature lounge with fireplace. The property, which is in need of some upgrading, offers semi-rural living and enjoys stunning countryside views. The accommodation comprises: entrance hall with storage, lounge/dining, kitchen, shower room, garden room and four bedrooms. Externally there is a large garage, additional off-street parking and mature well stocked gardens featuring a wide range of plants, trees and shrubs and two greenhouses.

Features

- Semi Detached 2 Storey Cottage
- Semi Rural Location
- Lounge/ Dining
- Kitchen
- Shower Room
- 4 Bedrooms
- Garden Room; Gardens; Garage
- Oil CH; DG; EPC - F
- Council Tax Band D

Room Measurements

Lounge (22'9" x 11'5") 6.93m x 3.48m

Kitchen (11'0" x 9'7") 3.35m x 2.92m

Shower room (6'6" x 6'5") 1.98m x 1.96m

Garden room (12'9" x 6'0") 3.89m x 1.83m

Bedroom (13'8" x 11'3") 4.17m x 3.43m

Bedroom (11'9" x 8'8") 3.58m x 2.64m

Bedroom (11'7" x 9'4") 3.53m x 2.84m

Bedroom (11'2" x 10'6") 3.40m x 3.20m



The property offers semi-rural living and enjoys stunning countryside views.







The practical benefits include double glazing and oil heating.



Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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