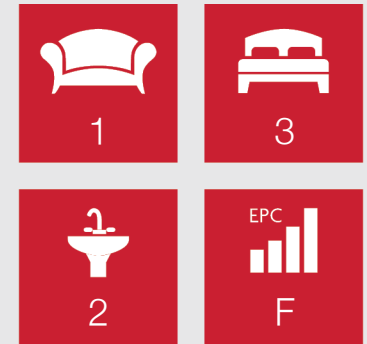




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Old Rose Cottage,

Kirkton Of Balmerino,
Newport On Tay, Fife,
DD6 8SA





Summary

Old Rose Cottage is a charming link-detached period home set in the picturesque hamlet of Kirkton of Balmerino, within easy reach of Newport-on-Tay. The cottage offers bright and characterful accommodation, including a triple-aspect living room with a gas log-effect burner and River Tay views, a light-filled dining kitchen with a utility room or second kitchen, with a fridge, sink, hob and oven, two double bedrooms, a versatile third bedroom, a bathroom with towel warmer, overhead shower and wall-hung mirror, and a separate shower room. A welcoming reception hall/sunroom and excellent built-in storage add to the home's practicality. Externally, the cottage enjoys private gardens with a shed and convenient driveway parking. Extras: All fitted floor coverings, light fittings, and appliances are included.

Features

- Link-detached period cottage with lovely River Tay views
- Reception hall/sunroom
- Sunny central hall with built-in storage
- Triple-aspect living room with a gas log-effect burner
- Light-filled dining kitchen
- Three double bedrooms (one with wardrobes)
- Bathroom with a towel warmer
- Shower room with vanity storage
- Utility room/second kitchen with a fridge, sink, hob and oven
- Private gardens with a shed
- Private driveway parking
- Gas central heating and double glazing



“A family home in Kirkton of Balmerino, with three bedrooms, a spacious reception room, two kitchens and two bathrooms.”



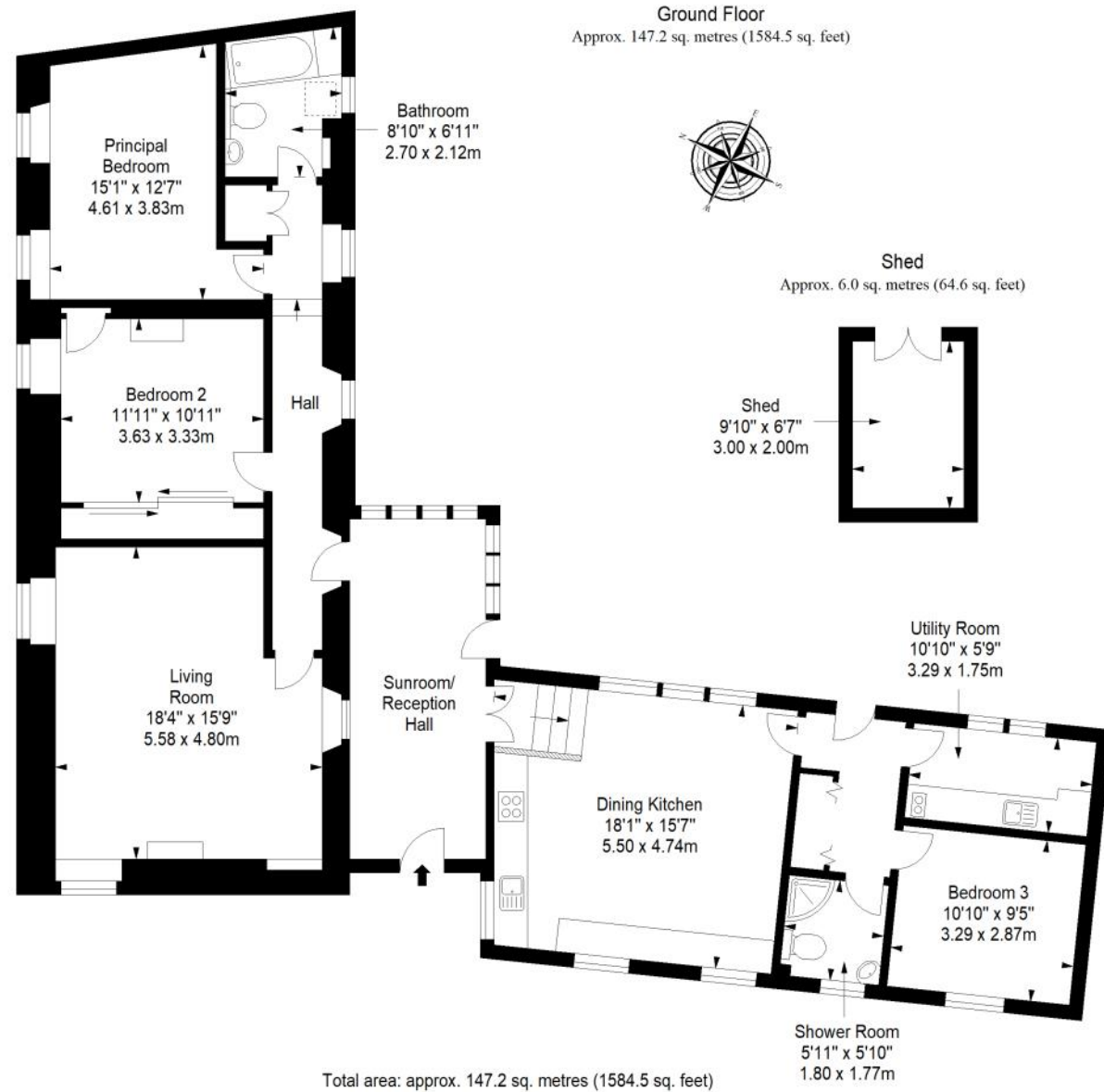




“Old Rose Cottage is an appealing countryside home near the River Tay, with private lawned gardens, scenic views and off-street parking.”



Floorplan





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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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