

Connelly Yeoman



**3 NEWBARN COTTAGES
INVERKEILOR, BY ARBROATH DD11 5SW**

DETACHED COTTAGE



- **Attractive 2 Bedroom Detached Cottage property offering fine open countryside views**
 - **Ideally located in an idyllic rural setting within easy reach of amenities**
- **Oil Fired Central Heating, Double Glazing, charming cottage style with modern finishes**
 - **Stone-chip driveway with parking for three cars, Mature Gardens, timber Garage**



OFFERS OVER
£235,000

Property Description

This attractive and well presented DETACHED COTTAGE is set within an idyllic rural location, close to the village of Inverkeilor, and within driving distance of the towns of Arbroath and Montrose which both boast a whole host of amenities and services. The property comprises of an Entrance Hallway, bright and spacious Lounge, modern fitted Kitchen and modern fitted Shower Room, and a rear Hallway leads to two Bedrooms. Most of the rooms are dual aspect, offering up super open countryside views out over open fields. There are the benefits of Oil Fired Central Heating and Double Glazing. Externally, the property has a shared driveway access with double gates leading into a private stone-chipped driveway with space for three cars. There is also a good-sized garden plot to the front, mostly laid to lawn with boundary fencing and mature trees and bushes. A wooden Summerhouse with a decking area, an ideal spot to take in the open countryside views. Further decking area offers another area for outside seating. Gated access to the rear of the property and this area is laid to paving slabs and artificial turf for ease of maintenance, all fence enclosed, and with more open views. There is also a timber Garage with double front doors, power and light. Further side gate access to the rear garden where there is a garden shed and side door access into the Garage. Additional wooden outbuilding for external storage. A super countryside Cottage offering comfortable accommodation with modern fittings, 15-20 mins walk from Corbie beach - southern part of Lunan bay. Viewing recommended.

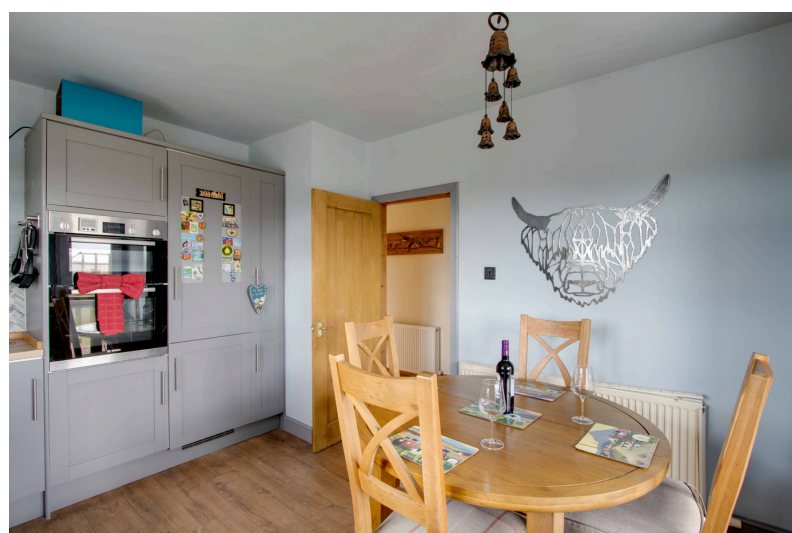
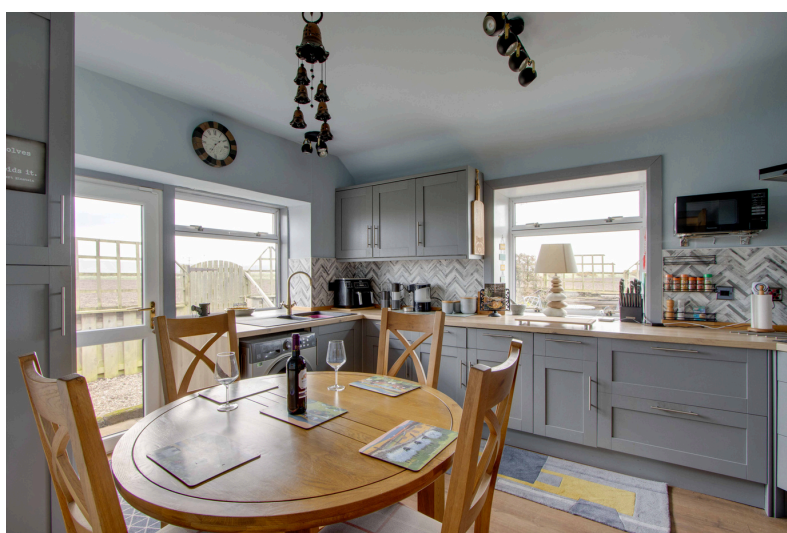
ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, SHOWER ROOM, REAR HALLWAY, 2 BEDROOMS.

ENTRANCE HALLWAY: Main entrance door into the Hallway which has wooden flooring which flows right through. CH Radiator. Three generous sized storage cupboards offering great storage; (one of the cupboards houses the Boiler) with fitted shelving, etc. The second cupboard has fitted shelving, ideal for household item storage. The third cupboard has shelving and coat hooks, with a ceiling hatch access into the attic space.

LOUNGE: Approx. 14'7 x 13'8. Enter through a glass panel door into the Lounge, which has dual aspect windows, to the front and also to the side of the room, allowing for lots of natural sunlight into the room. Focal point Multi-fuel stove set in a brick inlay and a tiled hearth. Tasteful decor and fitted carpeting. CH Radiator.

DINING KITCHEN: Approx. 16' x 11'1. A bright and spacious dual aspect room, with windows to the back and side of the property, allowing for ample natural light into the Kitchen. A lovely modern Kitchen, fitted with a range of modern base and wall mounted units in a Shaker style veneer, co-ordinated wood-effect work surfaces, black composite sink with mixer tap. Built-in Electric 4 Burner Hob with extractor hood above; Electric Oven. Integrated Fridge/Freezer. Plumbing and space for automatic washing machine. Ample space for dining furnishings. CH Radiator. Rear access door out to the garden.

SHOWER ROOM: Approx. 6'10 x 10'6. A modern Shower Room, fitted with a two piece white bathroom suite; Toilet/WC; the wash-hand basin is set within a vanity unit with storage below; separate shower enclosure with mains power shower; wet wall panel finish to the suite areas. Wall tiling to dado height. Heated CH towel rail. Rear-facing opaque glazed window allows for natural light and ventilation.



From the main Hallway an archway leads through into the Rear Hallway with access to the two Bedrooms.

BEDROOM 2: Approx. 11'5 x 12'. Main double Bedroom with a rear-facing window offering fine open views of the countryside and hills. Fitted carpeting and tasteful decor. CH Radiator.

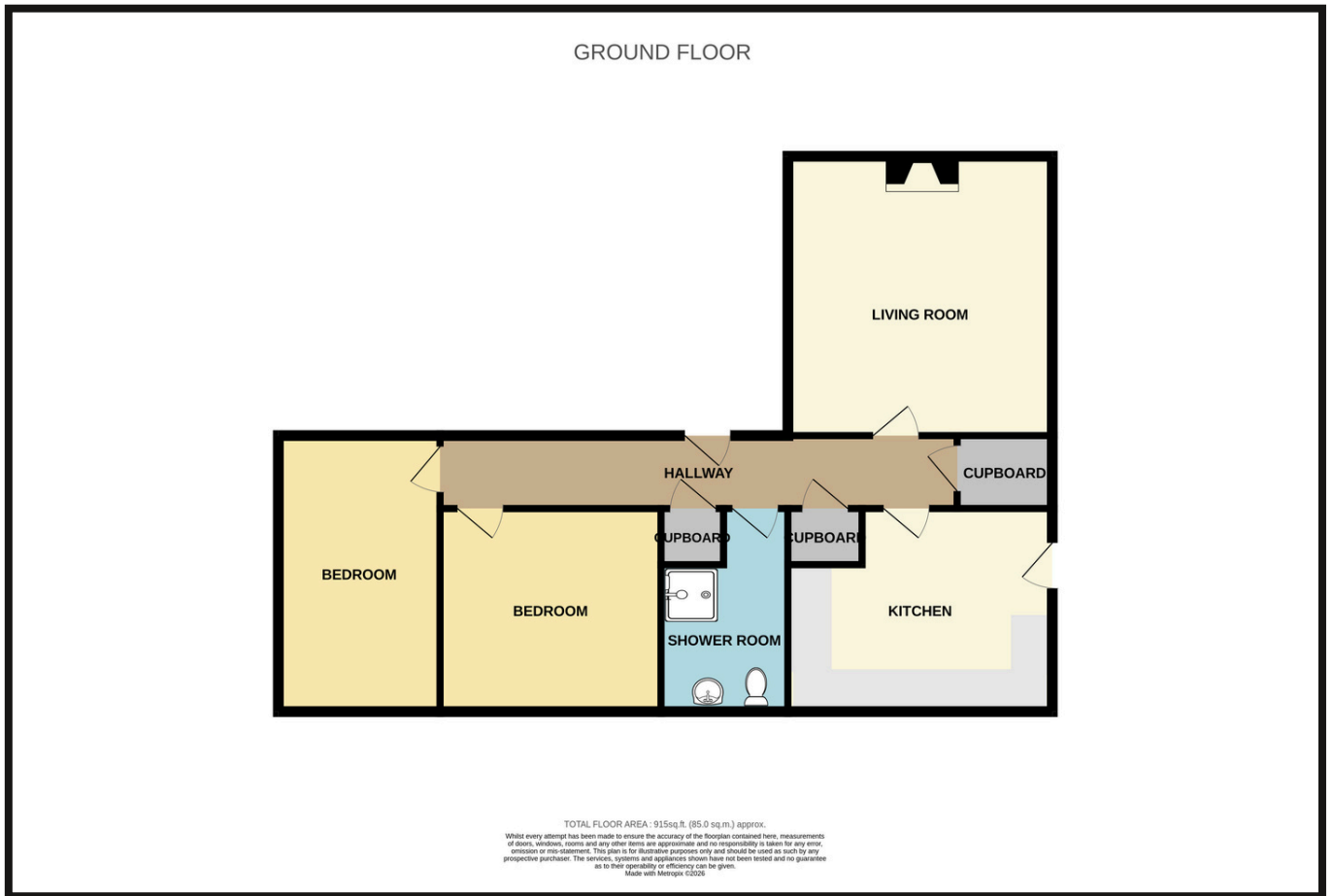
BEDROOM 1: Approx. 14'11 x 8'10. A bright and spacious main Bedroom, with windows to the front and side of the property, offering fine views. Fitted carpeting and tasteful decor. CH Radiator.

GARDENS: The property has a shared driveway access with double gates leading into a private stone-chipped driveway with space for two cars. There is also a good-sized garden plot to the front, mostly laid to lawn with boundary fencing and mature trees and bushes. Wooden Summerhouse with a decking area, an ideal spot to take in the open countryside views. A further decking area offers another area for outside seating. Gated access to the rear of the property (where the Oil Tank is situated) and this area is laid to paving slabs and artificial turf for ease of maintenance, all fence enclosed, and with more open views. Clothes drying poles. Further side gate access to the rear garden where there is a garden shed and side door access into the Garage. Additional wooden outbuilding for external storage.

TIMBER GARAGE: with double front doors, power and light.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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