



Solicitors & Estate Agents



**Kingarth Cottage, Little Brechin,  
DD9 6RQ**

**EPC: E**

Fixed Price **£185,000**

# Kingarth Cottage, Little Brechin

3-bedroom detached bungalow

## Overview

- Detached
- 3 Bedrooms
- Lounge
- Dining Kitchen
- Modern Bathroom
- LPG Gas Central Heating
- Double Glazing
- Driveway and Garage
- Countryside views



*Detached Bungalow in idyllic rural setting.*



This detached bungalow has stunning countryside views. All 3 bedrooms have fitted wardrobes, two are double bedrooms and one is a single bedroom. There is a modern family bathroom, a spacious dining kitchen, lounge and a front porch looking out over the views.

There is a good size cupboard in the hallway and a pantry style cupboard in the kitchen. There is access to the loft which has a Ramsay ladder.

This property benefits from oil central heating and double glazing.



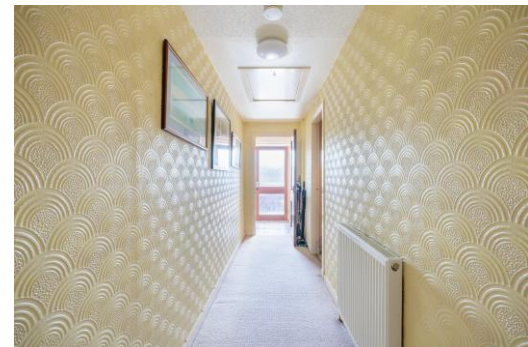
### Extras

All fitted floorings will remain along with the cooker, washing machine, dishwasher and garden shed.

### Exterior

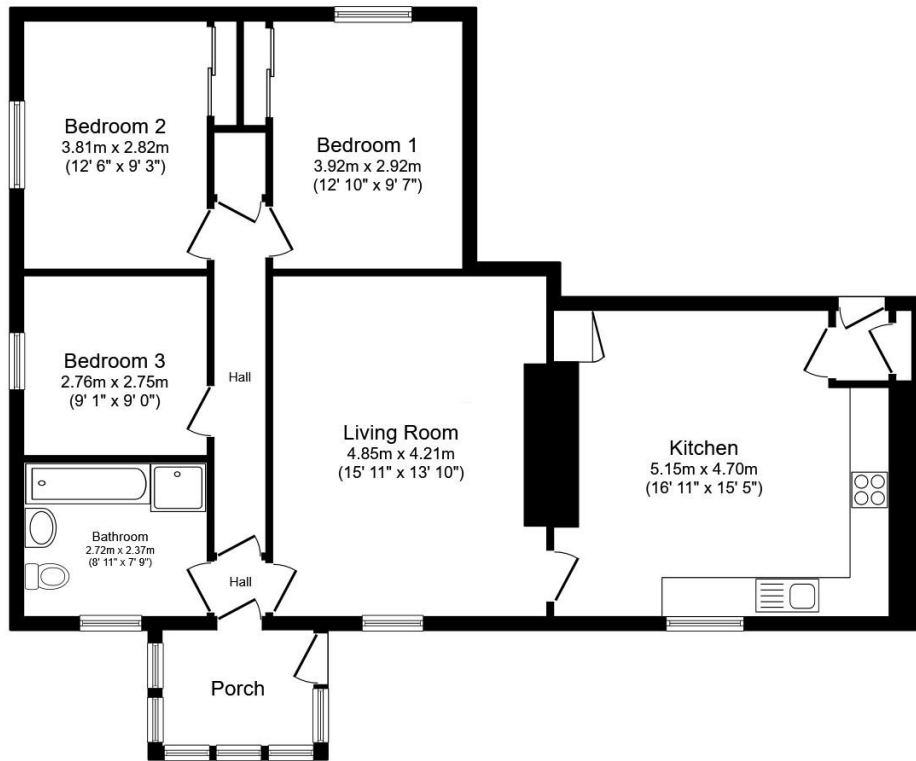
To the front of the property there is a single garage and driveway along with a paved pathway leading to the front door, a paved section perfect for exterior seating and a lawn area with an array of mature shrubs.

The rear garden is enclosed and mainly laid to lawn.



### Directions

Use what3words  
///irony.education.reinforce



Floor Plan

Total floor area: 98.1 sq.m. (1,055 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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