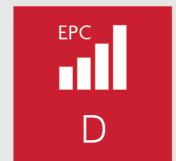
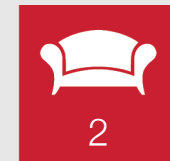




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Muirhouse Cottage, Colliston,

Arbroath, DD11 3RU





Summary

Set by the peaceful village of Colliston, within easy reach of Arbroath and the surrounding countryside, this detached home enjoys a scenic rural outlook, sunny position, and flexible accommodation ideal for family living. The layout offers three bedrooms, a versatile dining room that could easily serve as a fourth bedroom, a bright dual-aspect living room with a fireplace, a breakfasting kitchen with rear access, and a partly floored storage area in the loft accessed via a Ramsay ladder. Generous gardens provide outdoor space for relaxing and entertaining, while lovely open views enhance the home's tranquil setting. A driveway, double garage, and EV charger add exceptional practicality. Extras: All fitted floor and window coverings, light fittings, some integrated appliances and a garden shed are included.

Features

- Charming detached cottage near Colliston
- Two hallways, each with a storage cupboard
- Sunny dual-aspect living room with fireplace
- Sun-facing dining room/fourth bedroom
- Breakfasting kitchen with rear access and storage cupboard
- Two south-facing double bedrooms with fitted wardrobes
- South-facing third bedroom
- Partly floored loft with Ramsay ladder
- Bathroom with overhead shower and vanity storage
- Generous private gardens
- Multi-vehicle driveway and double garage with separate storage room
- Gas central heating and double glazing



“This spacious family home near Colliston offers a far-reaching scenic outlook, generous accommodation, private gardens and ample off-street parking.”



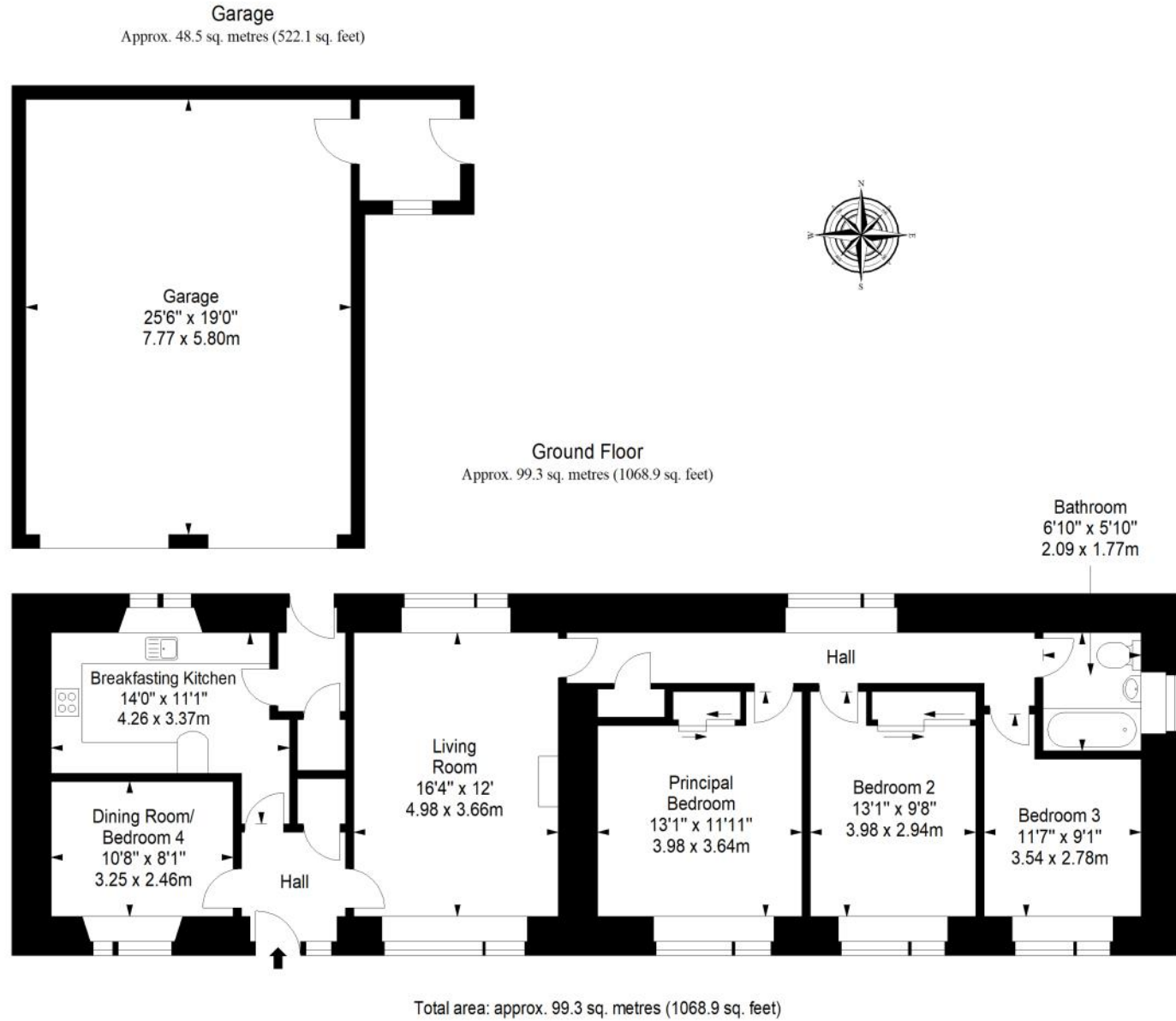




“Set by the village of Colliston, Muirhouse Cottage is sure to appeal to many buyers, including families and anyone looking to escape the bustle of city life.”



Floorplan



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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