



**1 Newbarns Cottages, Newbarns,  
Inverkeilor, Nr Arbroath, DD11 5SW**

**SEMI DETACHED  
COUNTRY COTTAGE**



## Key Features

- Envious rural location & spacious accommodation • Lovely gardens & adequate parking for several vehicles
- Additional extensive area of enclosed ground • Double glazing & oil central heating



**OFFERS AROUND  
£195,000**

# Property Description

**ENTRANCE HALLWAY:** Enter through french double glazed front entrance doors into the welcoming hallway.

**LOUNGE:** Approx. 14' 9" x 12' 6". This is a particularly charming bright and airy room of generous proportions, that has a magnificent view over the front and countryside beyond. Attractive traditional stone fireplace with chimney breast, stone hearth and multifuel burning stove. Beamed ceiling. Door to the Inner Hall.

**KITCHEN:** Approx. 17' x 8' 11". A feature of this home is the splendid modern well-appointed kitchen that has been fitted with floor and wall mounted units in a white colour. Display shelving. Ample worktop surfaces in a dark black marble effect finish. Co-ordinating breakfast bar. Stainless steel sink top with mixer tap. Incorporating Electric Belling Range style cooker. Extractor over. Windows have a pleasing outlook towards the front and rear. A hardwood and glazed door lead into the Lounge.

**UTILITY ROOM:** Approx. 8' 5" x 8' 3". Fitted with base units in white. Worktop surfaces. Plumbed for automatic washing machine. Space for tumble dryer. A white double glazed door gives access into the back garden from the Utility Room. Windows have an aspect to the rear and side.

**BEDROOM 1:** Approx. 14' 10" x 12' 2". A highly impressive excellently sized double bedroom that has a pleasant outlook towards the front of the property. Wall to wall fitted wardrobe unit with drawer recess and top storage space above.

**FAMILIY BATHROOM:** Approx. 9' 9" x 4' 1". A lovely family bathroom with three piece white suite, including a Spa bath. Attractive contrasting wall tiles. Wall mounted white towel radiator. Window. Laminate flooring.

**INNER HALL:** The Inner Hall, that has a window, gives access to a Shower Room and also Bedrooms 1 & 2.

**SHOWER ROOM:** Approx. 8' x 4' 6". An opaque glazed door leads into the Shower Room with white w.c. and vanity unit in a white high finish incorporating the white wash hand basin. Separate tiled shower enclosure. Matching tiling complements the suite. Bathroom accessories. Panelled walls and ceiling. Window. Spotlight cluster. Laminate flooring.



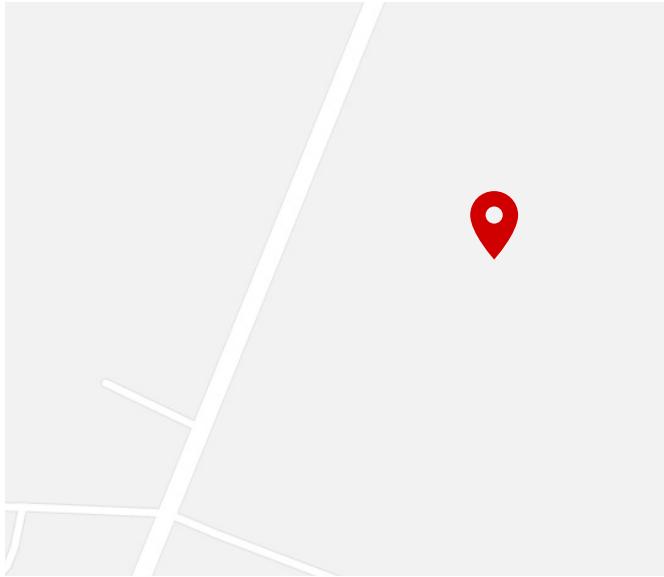
**BEDROOM 2:** Approx. 11' 7" x 7' 8". An attractive bedroom that has a window which overlooks the rear. Corniced ceiling.

**BEDROOM 3:** Approx. 11' 8" x 9' 10". A well-presented generously proportioned bedroom that has a window which has a view towards the rear of the property.

**OUTSIDE:** A lovely easily maintained front garden is in lawn with assorted shrubs and bushes. Off road parking facilities, which has adequate space for parking several vehicles, leads to the garage, main entrance and to the rear of the property. To the rear is an enclosed and very private garden laid out in lawn with a paved area and a drying green. A shed is included. Additionally, there is an extensive area of enclosed ground to the front. External lighting.



# 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.