



**ROSE COTTAGE, 30 COOKSTON ROAD,
BRECHIN, DD9 6BU**

DETACHED BUNGALOW



Key Features

- Spacious detached bungalow located on a generous size plot •
- Conveniently located to all local amenities and within easy access of local shops, schools and A90 dual carriageway • Gas Central Heating • Driveway leading to a detached garage and garden grounds.



OFFERS OVER
£200,000

Property Description

This spacious DETACHED BUNGALOW is situated in an enviable position within the Cathedral City of Brechin, and is conveniently situated for all the usual local amenities including primary & secondary schools, local shops, supermarkets and close to the A90 dual carriageway offering an easy commute to both Dundee and Aberdeen. The property offers generous accommodation on one level, and enjoys the benefits of gas central heating and double glazing. Rose Cottage is set within a generous size plot and a gated driveway gives access to a large stone chipped driveway which leads to a detached wooden garage. A pathway leads to the front, where there is a low maintenance garden area with access to both side and rear gardens where there is a drying area, 2 wooden sheds and a stone outhouse.

ACCOMMODATION:

Hallway, Lounge, Kitchen, 4 Bedroom & Shower Room

VESTIBULE:

Access into the hallway.

ENTRANCE HALLWAY:

A shelved storage cupboard, access hatch leading into the loft, and a radiator.

LOUNGE:

Approx. 14'7 x 12'3. A spacious front facing lounge with a tiled fire place and heather with a wooden fire surround. There are two shelved storage cupboards and a radiator.

KITCHEN:

Approx. 9'6 x 12'2. The kitchen has both side and front facing windows and is fitted to wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. A door leading into the lounge.

REAR HALLWAY:

A side facing shelved storage cupboard, and a rear door giving access into the garden.



BEDROOM 1:

Approx. 11'10 x 12'3. A front facing double bedroom with room for furnishing, coving, picture rail, and a radiator.

BEDROOM 2:

Approx. 10' x 10'. A rear facing bedroom with a shelved cupboard, picture rail and a radiator.

BEDROOM 3:

Approx. 7'5 x 10'3. Rear facing with a shelved and hanging wardrobe and a radiator.

BEDROOM 4:

Approx. 9'2 x 8'4. Rear facing with shelving and a radiator.

SHOWER ROOM:

Approx. 5'9 x 6'2. A side facing tiled shower room comprising of a two piece suite with a separate shower cubicle housing an electric shower. There are bathroom fittings, and a radiator.



Property Professionals



TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (990 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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