

Connelly Yeoman



**RAMSHORN COTTAGE, GUTHRIE,
FORFAR, DD8 2TL**

**END TERRACED
COTTAGE**



Key Features

- Stunning rural location.
- Oil fired central heating and double glazing.
- Would benefit from some modernisation and updating.



OFFERS OVER

£145,000

Property Description

This charming END TERRACED COTTAGE is set in the picturesque Angus countryside and conveniently situated close to the amenities of towns like Forfar, Arbroath, Brechin and Arbroath. The cottage would benefit from some modernisation and has oil fired central heating and double glazing. Comprising of a lounge, conservatory, dining kitchen, utility room, 2 bedrooms and a shower room. Early viewing would be highly recommended.

ACCOMMODATION:

Lounge, conservatory, kitchen/dining room, utility room, 2 double bedrooms and shower room.

ENTRANCE HALLWAY:

Entry into this charming property is via a double glazed, panelled door in keeping with the cottage. With a large storage cupboard.

LOUNGE:

Approx. 15'10 x 12'6. A large and bright room with windows overlooking the front and the side of the property with deep sills. There is an electric fire which sits in front of an open fire, a radiator and laminate effect flooring.

CONSERVATORY:

Approx. 13'1 x 9'8. Flowing through from the large kitchen/dining room, the conservatory has lovely views around the gardens and the countryside beyond with vinyl parquet flooring.

DINING KITCHEN:

Approx. 14'1 x 13'11. A terrific sized kitchen with ample room for a dining table and chairs. With cream coloured base and wall units, oak work surfaces and an intergraded fridge freezer. There is space for a free standing cooker.

UTILITY ROOM:

Approx. 9'7 x 6'9. Off the rear hallway is a practical and useful utility room with a sink and plenty of space for other white goods. There is a double glazed door leading out into the rear garden.



BEDROOM 1:

Approx. 15'4 x 12'6. A lovely large bright bedroom overlooking the front of the property with a shelved recessed area.

BEDROOM 2:

Approx. 11 x 8'4. A second good sized bedroom overlooking the rear of the property.

SHOWER ROOM:

Approx. 8'4 X 5'11. A bright shower room with sink, WC and large walk in shower with hand rails. It has partial wet wall and is neutrally decorated with a large window providing light and natural ventilation.

OUTSIDE:

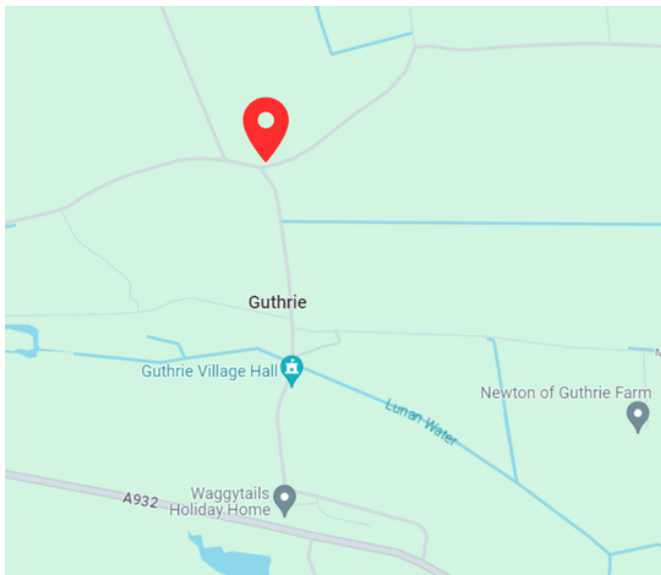
This property is at the end of a row of terraced cottages, with a dry stone dyke all the way around. The front is mainly chipped with a paved pathway leading to the front door. The rear garden is mature with coloured chip stones and numerous and varied plants. There is a green house, detached garage and the oil tank and boiler are situated to the side of the property.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1079731 / Ref:87987)



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