



4 Kirkton Cottages, Kinnettles, By Forfar DD8 1TQ

Offers over £115,000



ROOM	Feet/inches
Entrance Hallway	
Kitchen	13'12" x 5'9"
Lounge	15'4" x 12'3"
Bedroom 1	13'12" x 11'4"
Bedroom 2	13'12" x 9'9"
Bathroom	6'2" x 5'9"

THE ACCOMMODATION

- Entrance Hallway
- Kitchen
- Lounge
- 2 Bedrooms
- Shower Room
- Secondary Double Glazing
- Electric Central Heating
- Gardens
- EPC: E



A delightful period Cottage set in the quiet rural area of Kinnettles and nearby to Forfar and within easy reach of the A90 dual carriageway linking major routes North and South. The Entrance Vestibule/Hallway gives access to the spacious Lounge which has twin windows overlooking the front of the property. The fitted Kitchen is accessed from the Lounge and has a range of wall and base units, a window overlooks the rear garden area. There are 2 good sized Bedrooms and a Bathroom with walk-in Shower.

Outside, the property benefits from exclusive outside store, garden ground and communal drying area. The property also benefits from Electric Central Heating and secondary double glazing.

From Forfar take the A94 towards Glamis, turn left at the signpost B9127 to Kinnettles. After approximately 1/2 mile turn right and number 4 is the first cottage on the left hand side.



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VIEWING

By appointment only.

Please contact the selling agents on:

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