

3 Cloddymoss, Kintessack, IV36 2TG



We are delighted to offer this two bedroom semi-detached Cottage situated in a semi-rural location on the edge of the Culbin Forest.

SEMI-DETACHED COTTAGE
TWO DOUBLE BEDROOMS
EXCELLENT DECORATIVE ORDER
SEMI-RURAL LOCATION
DOUBLE GLAZING
DUAL FUEL CENTRAL HEATING
COUNCIL TAX BAND B
EPC RATING E

F989

Offers Over
£160,000

We are delighted to offer this two bedroom semi-detached cottage situated in a semi-rural location on the edge of the Culbin Forest.



The cottage which has been renovated to a very high standard is located next to the popular Culbin Forest which provides stunning views with excellent opportunities for cycling, walking and wildlife observation.

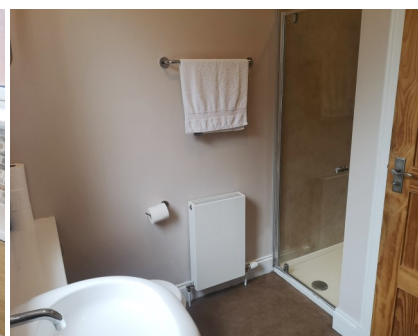


The property benefits from Double Glazing and dual fuel Central Heating. The good sized accommodation comprises: Open Plan Kitchen/Living Room, Two Double Bedrooms and Bathroom, large gardens, driveway and Timber Shed.

This property encompasses large garden grounds to both front and rear and is set in an enviable location.

An internal viewing is highly recommended.

This unique property has been sympathetically renovated to a very high standard. The open plan Kitchen has been fitted out with high spec, modern cream wall and base mounted units, contrasting oak effect worksurfaces with complementary grey tiles to splashback, tile effect vinyl flooring, integrated oven, hob cooker hood and “picture” windows creating a lovely view towards the rear garden. Off the Kitchen can be found a good sized Living Room incorporating an inbuilt bespoke bookshelf with LED lighting and a feature wood burner with brick surround creating a lovely focal point to the room. There are French Doors leading to garden. There are two good sized Double Bedrooms each with overhead storage cupboards, the main Bedroom housing built in mirrored wardrobes providing ample storage requirements. Remote controlled fan to ceiling. The modern Family Bathroom is in excellent decorative order and incorporates a three piece suite in white, mosaic effect tiling to bath surround and a walk-in shower cubicle.

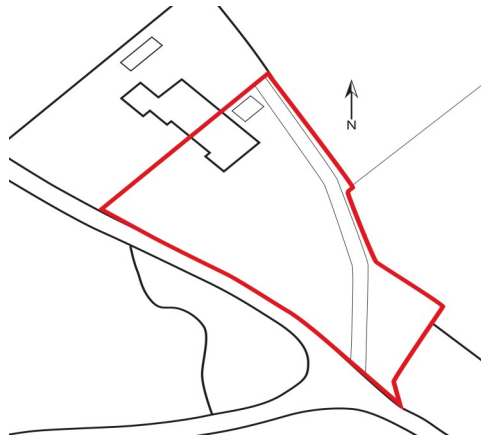


Outside the property there is a sizeable driveway with ample parking facilities and large private gardens laid to lawn offset with mature bushes and shrubs. Timber Shed.

This delightful house is in immaculate condition and would make a lovely family home.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Kitchen/Living Room: 7.22m x 4.25m (23'8" x 13'11")
- Bedroom 1: 4.40m x 2.87m (14'5" x 9'5")
- Bedroom 2: 2.99m x 2.87m (9'10" x 9'5")
- Bathroom: 2.75m x 1.72m (9'0" x 5'8")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

