

## Larchwood Cottage, 1 Cloddymoss, Kintessack, IV36 2TG



We are delighted to offer this deceptively spacious two bedroom detached Bungalow situated in a semi-rural location on an elevated position on the edge of the Culbin Forest.

**DETACHED BUNGALOW**  
**TWO BEDROOMS**  
**SUN PORCH**  
**GOOD CONDITION**  
**SEMI-RURAL LOCATION**  
**OIL CENTRAL HEATING**  
**DOUBLE GLAZING**  
**COUNCIL TAX BAND C**  
**EPC RATING E**

**F967**

**Offers Over**  
**£125,000**

We are delighted to offer this deceptively spacious two bedroom detached Bungalow situated in a semi- rural location on an elevated position on the edge of the Culbin Forest, which offers excellent walking and cycling paths along with wildlife and stunning views.



The property benefits from UPVC Double Glazing and Oil Central Heating. The good sized accommodation comprises: Sun Porch, Kitchen, Two Bedrooms (one Double), Bathroom, Utility Room, Dining Room, Lounge, enclosed front and rear gardens, large Double Garage and Shed.

An internal viewing is highly recommended to see the full potential of this property.

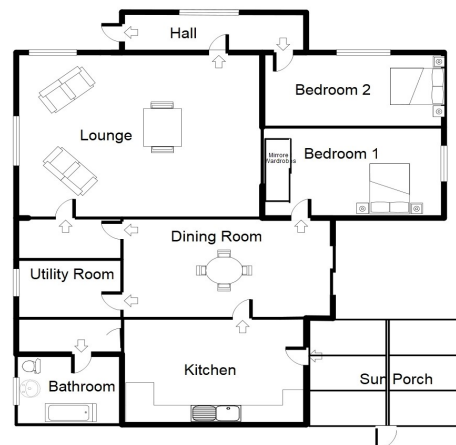
The front door opens to a bright and airy porch which leads into a modern fully fitted kitchen with cream country effect wall and base mounted units and maple effect work surfaces. There is also a good sized family bathroom with three piece suite in white and electric shower over bath. Large Dining Room with French doors leading to the garden and a good sized lounge with double aspect windows and wood burning stove creating a lovely focal point to the room. Separate Utility room and two good sized Bedrooms (one Double), the Master bedroom housing large mirrored double wardrobes for all your storage needs. Large private gardens to the front and rear laid out with lawn, slabbed area and mature shrubs and bushes. Double Garage and storage Shed.



This delightful bungalow is a deceptively spacious property set in a stunning location and an internal viewing is highly recommended.

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

- Sun Porch: 3.43m x 1.36m (11'3" x 4'5")
- Kitchen: 3.49m x 2.83m (11'5" x 9'3")
- Bathroom: 1.81m x 1.83m (5'11" x 6'0")
- Hall: 3.62m x 1.39m (11'10" x 4'06")
- Lounge: 4.74m x 4.63m (15'6" x 15'2")
- Utility Room: 2.48m x 1.25m (8'01" x 4'1")
- Dining Room: 3.32m x 3.67m (10'10" x 12'0")
- Bedroom 1: 2.94m x 3.50m (9'8" x 11'5")
- Bedroom 2: 4.52m x 1.74m (14'10" 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.