



Hawthorn Cottage
Kirkinch, by Meikle
PH12 8SL

- DETACHED COTTAGE
- RURAL LOCATION
- PORCH; LOUNGE
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- STUDY/OFFICE
- ELEC HEATING; DG
- GARDENS; GARAGE

Offers Over
£185,000

It is important to read the Schedule and Home Report as these contain key information.



DESCRIPTION

This well presented Detached Cottage is situated within a quiet rural village, only a few minutes drive from Meigle. Brought to the market in ready to live in condition, the property offers spacious accommodation all at ground floor level.

Entrance Porch is a useful entrance area with windows to three sides and UPVC and glazed exterior door and further door leading into the Dining Kitchen. The Dining Kitchen is a particular feature of this home, which has been fitted with a wide range of modern base, wall and drawer units with co-ordinating worktops, integrated appliances and stainless steel splashback. There are two windows to the rear looking onto the field behind and generous dining area for large dining table and chairs. There is a door leading into the spacious Lounge which has a contemporary wood burning stove, window to side, bay window to front and French doors leading out to the garden area. There is a Study Area located off the Hallway, which has a skylight window, allowing natural daylight and the door to the master bedroom leading off. Master Bedroom is a generous double bedroom, again with recessed bay window looking out onto the garden and the En suite Shower Room comprises a three piece modern suite incorporating w.c., wash hand basin with vanity unit below and circular shower enclosure. The En suite is fully tiled and has a chrome heated towel rail and window to the side. Bedroom Two is located to the rear of the property with two built-in double wardrobes and window looking to the rear. Bathroom is fully tiled and





ACCOMMODATION

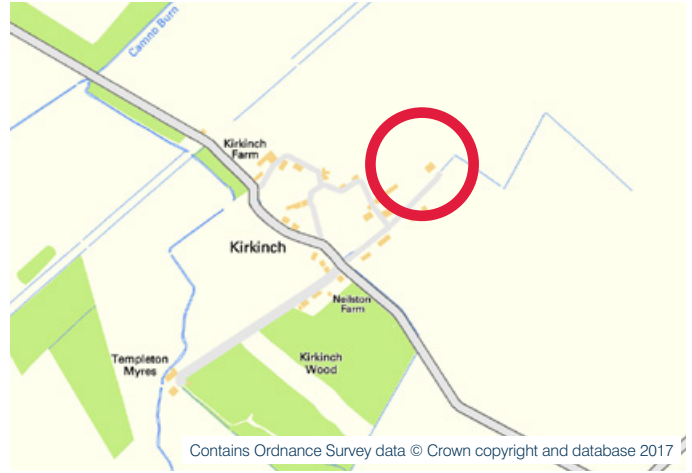
Entrance Porch	7'10x5'4
Lounge	15'3x21'10
Dining Kitchen	17'4x14'9
Master Bedroom	14'10x15'1
En suite	6'1x6'5
Study Area	8'4x6'6
Bedroom Two	8'2x15'3
Bathroom	11'2x5'10

INCLUDED IN SALE: All fitted floorcoverings and blinds.

VIEWING: Contact Miller Hendry Property Department on 01382 200301

HOME REPORT VALUE/EPC RATING: £185,000/D

COUNCIL TAX: Band D



comprises a w.c., wash hand basin, bath with shower over. There is a window to the rear and shelved linen cupboard. The property has been well maintained and upgraded by the present owner and benefits include electric heating, quality double glazing, modern neutral décor and well proportioned accommodation throughout. Viewing is essential to fully appreciate the size and location of home offered for sale.

LOCATION

Kirkinch is located approx. 2.5 miles from Meigle which boasts a local shop, pub and café/farm shop. Blairgowrie, Coupar Angus, Kirriemuir and Forfar are all within easy driving distance and provide a wide range of local amenities and services. Dundee and Perth are both approx. 30 mins drive, allowing comfortable commuting.

DIRECTIONS

Travelling from Dundee heading towards Birkhill, continue through Birkhill and Muirhead and follow this road signposted

Newtyle/B954 for approx. 6 miles into Meigle. Take a right onto North Street and onto Bulb Park. Follow this road for approx. 2 miles and take a left signposted Kirkinch, follow this road for half a mile and veer right towards Kirkinch Church and the property is then on the left hand side.

OUTSIDE

There is a generous garden to the front which has been laid out in lawn with mature shrubs/herbaceous borders, hedging and paving to the front. There is a single garage with up and over door, power and light. In addition there are generous parking facilities for several vehicles including hard standing for motor home/caravan if required.

SCHOOLING

Primary and Secondary schools are available in nearby Eassie, Meigle, Newtyle, Blairgowrie or Kirriemuir

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First and foremost - **your interests**



Miller Hendry
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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.