

**Thorntons**   
*Let's get a move on!*







**Boasting a delightful rural location in the quaint hamlet of Knapp, near Inchtute, this traditional stone-built two-storey detached cottage incorporates three bedrooms, multiple living areas, and two bathrooms, plus vast gardens, a large driveway, and a detached single garage.**

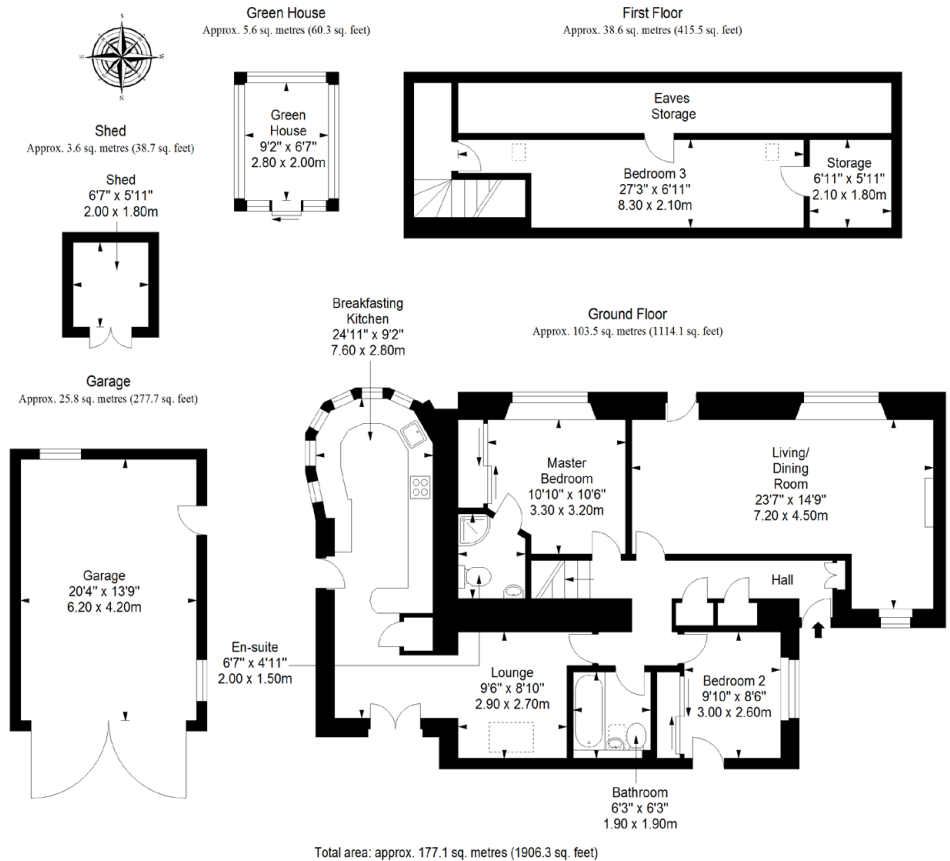
Approached via a sweeping driveway, the cottage, with its striking stone exterior, creates a lovely first impression and instantly showcases the traditional country charm on offer. On opening the front door, you are welcomed into the home by an airy hall with excellent built-in storage. Leading off the hall and boasting a sunny double-aspect, with a south-facing garden entrance, is an elegant reception area. Promising flexible space for various lounge and dining furniture layouts, this generous reception room further benefits from a delightful multi-fuel stove with a richly-toned wood-styled fire surround. Continuing along the hall, you reach a cosy, sky-lit lounge with an open-plan layout to the kitchen. The kitchen (with garden access) incorporates space for a further casual dining area and is fitted with a good range of classically-styled cabinets accompanied by workspace and splashback tiling. The room is illuminated by a selection of garden-facing windows allowing sunshine to stream in. The delightful cottage accommodates three bedrooms: two doubles located on the ground floor and a large single bedroom cosily nestled into the eaves on the first floor. The master bedroom is enviably south-facing and incorporates a mirrored built-in wardrobe and

its own en-suite shower room. The second double bedroom also accommodates mirrored fitted wardrobes and benefits from external access and a bright double-aspect. The final bedroom, reached via a staircase from the hall and a landing, is fitted with handsome solid wood flooring and benefits from access to a wealth of storage. Finally, located on the ground floor, is a tastefully-tiled, sky-lit bathroom comprising a shower-over-bath with a glazed screen and a traditional-style WC-suite. The property is heated by an electric wet system and benefits from secondary and double-glazed windows throughout, whilst the kitchen windows are triple glazed. Outside, the cottage is surrounded by enchanting gardens to the side and rear. Offering the perfect setting for alfresco entertaining and family recreation, these sunny outdoor areas are mainly laid to lawn and bordered by leafy trees, shrubbery, and hedgerows. The rear garden also features a shed and a greenhouse. Excellent private parking is provided by a spacious gravelled driveway and a large, detached single garage. Extras: all carpets and floor covering to be included in the sale.

EPC Rating: E







## KNAPP, INCHTURE

Nestled in the picturesque Perth and Kinross countryside, the quaint hamlet of Knapp lies just over 3 miles from the village of Inchture and just over 9 miles from Dundee. Daily amenities can be found in Inchture, such as a post office and two minimarkets, whilst more extensive amenities can be found in Dundee or Perth, with both cities boasting fantastic shopping centres, entertainment and cultural venues. Dundee train station is just under 20 minutes' drive away and offers regular services to Aberdeen, Arbroath, Glasgow, and Edinburgh, making the area an ideal choice for commuters preferring a quiet countryside lifestyle. Owing to its tranquil rural location, Knapp has no shortage of scenic countryside to enjoy, creating an ideal backdrop for leisurely strolling, running, or cycling. For those who prefer to exercise indoors, 7 Health & Fitness Health Club is under 10 minutes' drive away in Dundee and offers a fully-equipped gym, a swimming pool, and a sauna and steam room. Schooling is well-catered for in the area, with Knapp falling under the catchment area for nearby Longforgan Primary School, St John's RC Academy, and Perth High school. Knapp is also located conveniently close to nearby major road links, making travelling by car swift and efficient.

## FEATURES

- Tranquil rural location
- Traditional stone-built detached cottage
- Welcoming hall with storage
- Living/dining room with stove
- Sunny breakfasting kitchen
- Cosy lounge
- Two double bedrooms
- One spacious single bedroom
- En-suite shower room
- Bright family bathroom
- Vast, sunny gardens
- Large driveway & detached single garage
- Electric wet central heating
- Secondary, double and triple glazed windows

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.