

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Dykehead Cottages, Cortachy, DD8 4QL

- Semi Detached Cottage in Idyllic Rural Location
- Modernised & Refurbished
- Lounge
- Open Plan Kitchen
- Cloaks/Utility
- Bathroom
- 3 Double Bedrooms
- Oil Central Heating & Double Glazing, EPC D
- Driveway & Tandem Garage, Greenhouse
- Mature Established Gardens
- Stunning Views

Offers over £215,000

This charming semi-detached cottage is situated in the small hamlet of Cortachy at the foot of Glen Prosen and Glen Clova. The property enjoys open outlook over the surrounding Angus countryside to front and Glen Clova and the Airlie Monument to rear. There is primary schooling at Cortachy and secondary schooling at nearby Kirriemuir which offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway connecting major routes north and south. The location is ideal for those with an interest in outdoor pursuits which are readily available in this part of Angus with hillwalking, mountaineering, fishing, shoots on local estate and many fine golf courses nearby.

The property offers spacious and well-proportioned accommodation at ground floor level and has been extensively refurbished, modernised and fully insulated by the present owners and can be described as in move in condition. Features include UPVC double glazing, replacement internal and external doors, recently installed oil central heating, modern bathroom with shower and modern fitted kitchen and separate cloak/ utility room.

Externally there is driveway parking to side with space for multiple vehicles and leading to the tandem detached garage with power and lean-to greenhouse. The gardens to front, side and rear are beautifully landscaped, fully enclosed and well stocked with a range of mature shrubs, trees, fruit canes and fruit trees.

This is an extremely rare opportunity to obtain a home of this style and location and viewing is highly recommended.

Entrance Vestibule: With double glazed exterior door with double glazed side panel above and wood and glazed door into hallway.

Hallway: Has hatch to loft storage space with pull down Ramsay ladder, the loft is partially floored and with skylight window. Useful cloak cupboard, further shelved storage cupboard with power points and also housing the fuse box and electricity meter.

Lounge: Approx. 5m x 3.77m. A bright and spacious public room with double glazed windows to front and side enjoying countryside views and the garden grounds to side. A focal point of the room is a wood burning stove with tiled hearth. Open plan to kitchen.





Kitchen:

Approx. 3.65m x 2.6m. Fitted with modern floor, wall and drawer units with solid wood work surfaces. Slot in Hotpoint cooker with splashback and extractor hood. Under pelmet lighting. Integral Bosch dishwasher, integral Hotpoint fridge and freezer. One and a half sink and drainer and hot water tap. Double glazed window to side.



Rear Vestibule:

Has double glazed exterior door, cloak rail and shelving and a built-in seat.

Utility/Cloakroom:

Approx. 1.35m x 2.57m. Modern two piece white suite within a fitted unit, comprising a WC, and bowl wash hand basin with mixer tap. Blomberg washing machine and tumble drier. Coordinated wall units.

**Bedroom 1:**

Approx. 4m x 3m. A spacious double bedroom with double glazed window to front. Again, enjoying open outlook. Focal point is a multi-fuel burner on slate hearth, recessed alcoves with wooden shelving and storage cupboards below.

**Bedroom 2:**

Approx. 3.3m x 3.35m. Double bedroom with double glazed window to rear with views over the garden towards Glen Clova and the Airlie Monument. Two double fitted wardrobes with overhead storage.

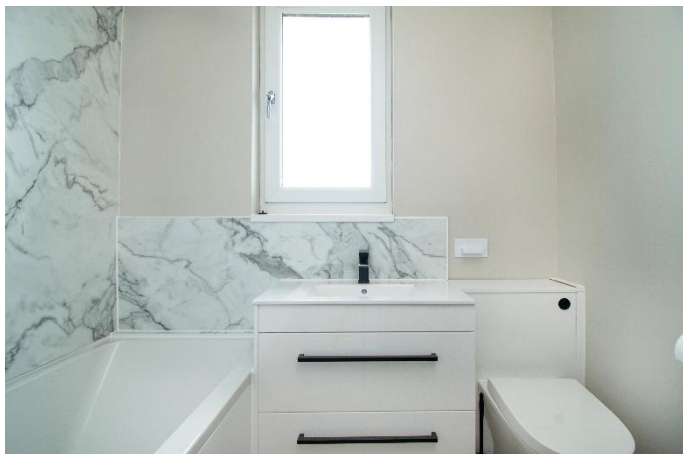


Bedroom 3:

Approx. 2.96m x 3.43m. Double bedroom again with double glazed window to rear, enjoying views towards Glen Clova.

**Bathroom:**

Approx. 1.91m x 2.14m. Modern three piece white suite comprising WC, wash hand basin in fitted unit and bath, shower over bath, part wet wall, double glazed frosted window to rear. Heated towel rail. Electric toothbrush charging socket.

**Outside:**

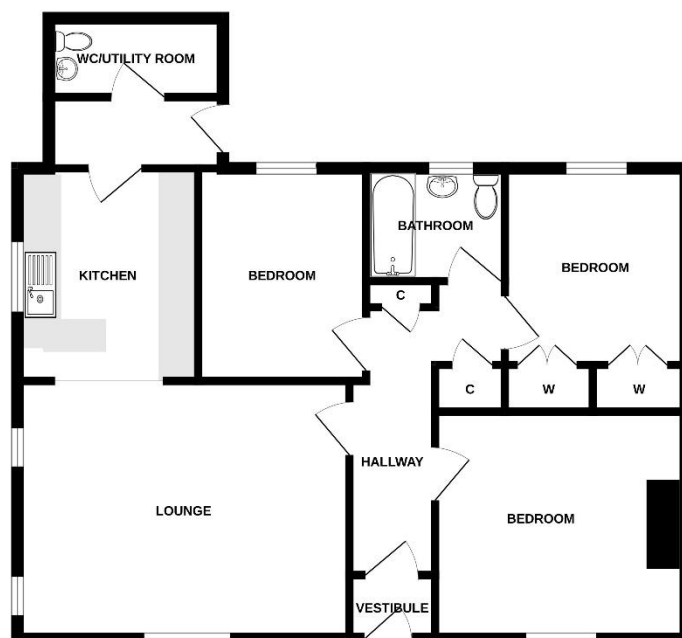
The front garden is laid out for ease of maintenance in gravel chips, with shrubs and raised border and paved pathway to front bounded by a low level dyke. Mature shrubbery to side, the rear garden has large patio, drying area and areas of lawn bounded by mixed hedging and again enjoying views to Glen Clova. Paved pathway leads to the garage and greenhouse. Driveway parking to side in front of tandem detached garage with, power and light and lean-to green house with external power supply.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchaser. The symbols, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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