

MILLER GERRARD

Solicitors and Estate Agents



4 COMMERCIAL STREET, NEWTYLE, PH12 8UA

A TASTEFULLY MODERNISED TWO OR THREE BED MID TERRACED STONE BUILT COTTAGE, IN EXCELLENT DECORATIVE ORDER THROUGHOUT, AND CONVENIENTLY LOCATED IN A PEACEFUL RESIDENTIAL AREA, PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- DINING ROOM OR BED THREE
- CLOAK ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £185,000
- LOUNGE
- KITCHEN, DINING/LIVING ROOM
- TWO DOUBLE BEDROOMS
- GARDENS / OUT BUILDING / SHED
- DOUBLE GLAZING
- COUNCIL TAX BAND 'C'

OFFERS OVER £ 185,000

A delightful two or three bed mid terraced stone built cottage, which has been tastefully modernised providing spacious living accommodation throughout. The property is located in a peaceful residential area, providing easy access to the local amenities.

Comprising entrance hallway, lounge, dining room or bedroom three, kitchen with dining and living space, rear extension with cloakroom, stairs to the first floor with two double bedrooms and a family bathroom.

The property benefits from excellent storage facilities, gas central heating and double glazing. There are fully enclosed and secluded gardens to the rear with outhouse.

Entry is by the doorway into the entrance vestibule, with tiled floor and a fifteen pane glazed door to the hallway with vinyl flooring.

Lounge: Located to the right, with bright window fitted with blinds to the front. There are many original features including deep skirtings, high ceilings, coving and a dado rail. There is wooden flooring throughout, and a feature stone fireplace with large wooden sleeper mantle, and an open and shelved press.

Dining Room / Bedroom Three: Located to the left. With large window to the front and wooden flooring. Features include deep skirtings, high ceilings and coving. There is a fire surround fitted to the wall, this is purely for decorative purposes.

Kitchen / Dining and Living Area: A spacious open plan room located to the rear of the property with windows to the garden. Fitted with a range of both floor and wall mounted kitchen cabinets with contrasting wooden work surfaces with tiling behind. There is a Belfast sink, integrated dishwasher and fridge freezer, and a large dual fuel five burner range, with double ovens below and extractor above. A door off the kitchen leads to a walk in store/laundry room, with shelving and washing machine. The Dining area, with feature stone wall, and multi fuel aga fire, provides plenty of space for a dining table and informal seating. There are flooring tiles throughout.

Comprising rear entrance with tiled floor and cloakroom, including WC and WHB, with French doors leading to the garden.

Stairs from the hallway lead to the first floor landing, with roof light and access to the attic space.

Double Bedroom 1: Located to the front, with large dormer window with decorative shutters, and two large built-in storage cupboards fitted into the coomb space.

Double Bedroom 2: Located to the front with coombed ceilings.

Family Bathroom: A large family bathroom with tiled floor and under floor heating. There is a centrally located feature roll top bath, a fully tiled walk in shower, WC and WHB, obscure glazed window, extractor fan and spotlights.

Gardens: The private and secluded gardens are at the rear of the property and are surrounded by stone wall. There is a garden shed, areas of lawn, borders containing mature shrubs, and gravel pathways with a paved patio area. A gate at the bottom of the garden provides an additional and useful access point, with the benefit of being able to easily put out waste bins for collection. The outhouse is fully functioning with both water and electricity, and was previously used as a laundry room. It could easily make an outside work space or office.

Newtyle is a small village located in the Sidlaw Hills approximately 11 miles north of Dundee. There is a Primary School situated on the south side of the village, which also has a nursery. Other amenities include a baby and toddler group, library, small public house, local garage, a Post Office and store, butcher, grocers and a Mill shop selling carpets and furniture. The nearest Doctors surgeries are located in Alyth and Muirhead. The village boasts many walks in the immediate locality, with a map on permanent view outside the post office with booklets available inside the local shops and library. More adventurous walks, skiing and mountain biking trails can be found within a short distance in Glenshee and Glenisla, approximately 50 and 30 minutes respectively by car.



















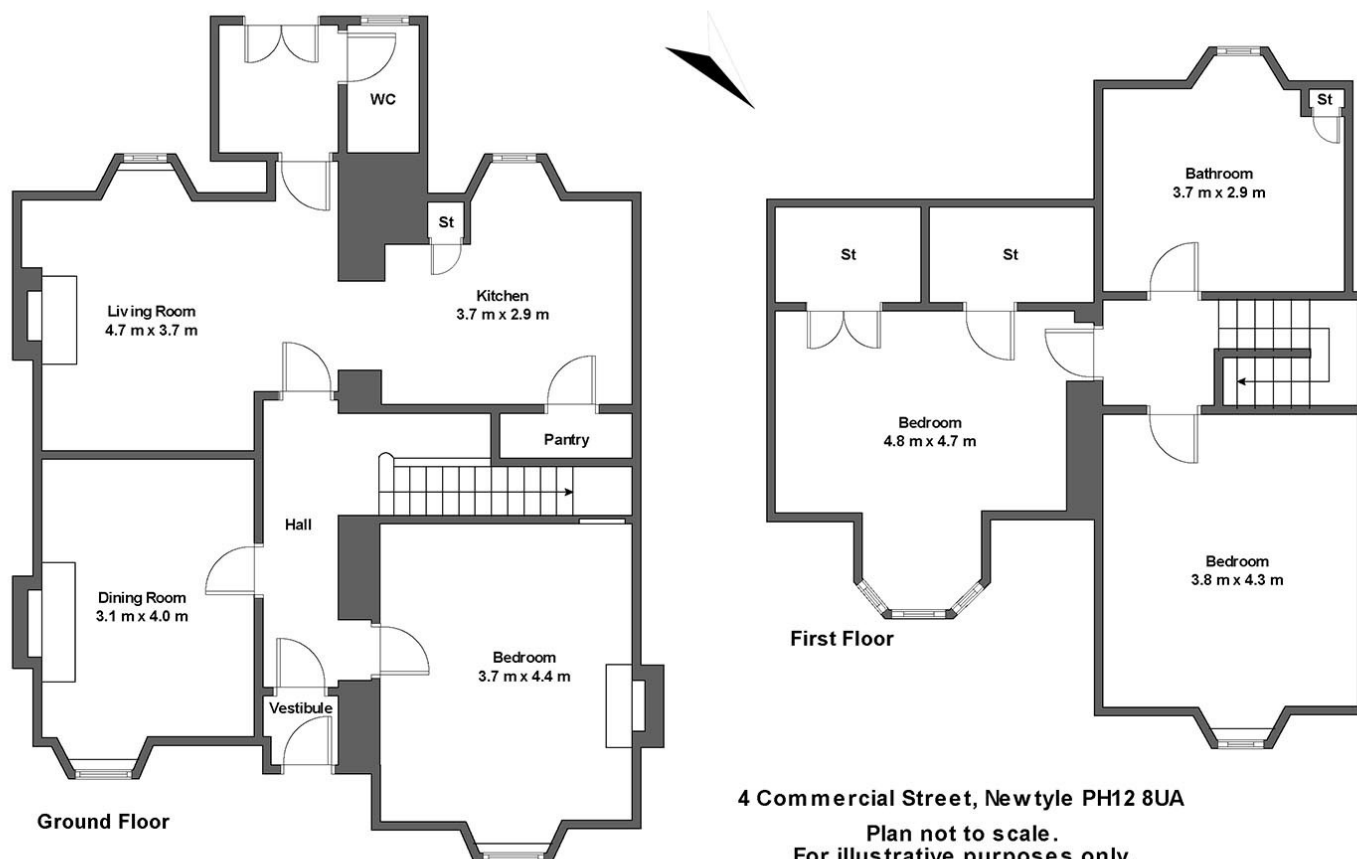








FLOOR PLAN



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

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	4.70 x 3.70	DINING ROOM / BEDROOM 3	4.00 X 3.10
KITCHEN	3.70 X 2.90	DINING / LIVING ROOM	4.70 X 3.70
BEDROOM 1 (LHS FROM FRONT)	4.80 X 4.70	BEDROOM 2 (RHS FROM FRONT)	4.30 X 3.80
BATHROOM	3.70 X 2.90		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE