

# BURNBRAE TUNDERGARTH DG11 2PY



VERY ATTRACTIVE IDYLIC COUNTRY COTTAGE WITH VIEWS OVER UNSPOILT FARMLAND. OIL CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT. SPACIOUS ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE. HALLWAY. LOUNGE. 3 BEDROOMS (ONE WITH EN-SUITE). BATHROOM. FITTED DINING KITCHEN. DETACHED GARAGE. OFF ROAD PARKING TO THE SIDE & REAR. NEATLY KEPT SIDE & REAR GARDENS. OUTHOUSE/STORE.

PRICE OFFERS OVER £190,000

## **ACCOMMODATION**

### **ENTRANCE VESTIBULE**

**(1.70m x 1.41m)**

Entered through a wooden stable door with cast iron handle & letterbox. Deep display sill. Part glazed inner door the hallway.

### **HALLWAY**

Honeywell thermostat. Coving. Smoke alarm. Double glazed window to the front. Cupboard housing the electricity meter & fusebreaker. Built-in storage cupboard with coat hooks. Hatch to attic. Fitted carpet. Radiator with display shelf. Doors off to lounge, 2 bedrooms & bathroom.

### **LOUNGE**

**(4.90m x 3.58m)**

A lovely bright room with double glazed windows to the front & side elevations. Coving. Television point. 5-Light ceiling pendant. Cast iron multi-fire set within a stone built surround. Curtains & blinds. Fitted carpet. Door through to fitted dining kitchen.

### **FITTED DINING KITCHEN**

**(5.60m x 4.15m)**

With a generous supply of wall & base units incorporating a ceramic 1 ½ drainer sink unit with chrome mixer taps. Built-in halogen hob, fan assisted oven & extractor hood above. Double glazed windows to the side elevations. Roller blinds. Plumbed for automatic washing machine & dishwasher. Double dimmer switch. Chrome ceiling spotlight fittings. Tongue & groove ceiling. Partially tiled walls. Worcester boiler. Laminate flooring. Radiator. Door through to bedroom currently used as a study.

### **STUDY/BEDROOM**

**(3.95m x 3.06m)**

With double glazed window overlooking the side. Curtains. Fitted carpet. Radiator with display shelf above.

### **BEDROOM 2**

**(3.61m x 3.35m)**

Double glazed window overlooking the rear courtyard area. Coving. Fitted carpet. Radiator.

### **BATHROOM**

**(2.50m x 1.85m)**

Having a white three piece suite comprising bath, wash-hand basin & W.C. Triton shower over the bath with shower screen attached. Chrome 4- bar light fitting. Wall light/shaver point. Partially tiled walls. Obscured double glazed window to the rear. Fitted carpet. Radiator.



**BEDROOM 3 (with en-suite)****(4.75m x 4.75m)**

Double glazed window to the front. Vertical blinds. Hatch to attic. Fitted carpet. Radiator. Door through to en-suite.

**EN-SUITE****(1.95m x 0.75m)**

Having a soft ivory white wash-hand basin & W.C. Extractor fan. Partially tiled walls. Shaver point/light. Medicine cabinet. Fitted carpet. Radiator.

**OUTSIDE**

Neatly kept lawn area to the front with a good selection of mature shrubs extending round to the side. Ample off road parking. **DETACHED GARAGE:- (5.20m x 3.10m)** Up & Over door. Power & light supply. **GARDEN SHED:- FRONT AREA:-(3.61m x 2.20m)** **REAR AREA:- (3.61m x 2.39m)** **GREENHOUSE.** **LOG STORE:-(3.00m x 1.05m)** **STONE BUILT STORE :- (4.75m x 2.95m)** **ADJOINING LOG STORE:- (3.00m x 1.05m)** With power & light supply. Rear paved courtyard area. Outside cold water tap.

**HOME REPORT**

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

**NOTES**

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

**SERVICES**

Mains water, electricity & drainage to septic tank. The telephone is subject to the usual B.T. Regulations.

**VIEWING**

By arrangement with the Selling Agents **HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS**

Council Tax Band "D".



# ADDITIONAL PHOTOS

