

property@hodge



1 Baldowie Farm Cottage
Kettins
PH13 9JT

Offers over

£214,995 £15,000 below Home Report



Situated between Kettins and Newtyle, this beautiful cottage offers rural living with towns close by for daily amenities. The cottage has been extensively upgraded by its owners and is offered for sale in move in condition. The property enjoys beautiful country views and is an ideal location for a second home or to escape the day-to-day life of a busy city. The cottage has two bedrooms, kitchen, lounge diner and a modern bathroom. The property benefits from double glazing and oil central heating. The cottage is currently being run as a holiday let and some furniture might be available by separate negotiation.

Externally the property has parking for 2 cars to the front and a private fully enclosed garden to the rear.



Lounge Diner 5.36m x 3.83m (17'7" x 12'7")

A well-proportioned room with ample space for lounge and dining furniture, window to the front, decorative stone wall and open fire. Door to kitchen.

Kitchen 3.77m x 2.12m (12'4" x 6'11")

Accessed from the lounge diner. A modern beech coloured kitchen with base and wall units and benefiting from an electric oven and hob with extractor above, free standing fridge, freezer, washing machine and dishwasher. Door to rear garden.

Bedroom One 3.46m x 3.41m (11'4" x 11'2")

Good size room with side facing window. Ample space for free standing furniture.

Bedroom Two 3.29m x 2.17m (10'10" x 7'1")

With rear facing window. Space for free standing furniture.

Bathroom 2.39m x 1.77m (7'10" x 5'10")

This modern partially tiled shower room with white 3-piece suite, comprising W.C, wash hand basin and bath with overhead mains operated shower. Side facing window. Heated towel rail.



- 2 Bedrooms
- Beautiful Open Views
- Lounge Diner
- Fully Enclosed Rear Garden
- Kitchen
- Log Store
- Family Bathroom
- Council Tax Band B
- Parking for 2 cars
- EPC Rating - E

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Directions: This property being rural is difficult to find so we suggest you use the “what 3 words app” and enter the words **intrigued.identity.instead** there is one of our for sale boards at the bottom the driveway.

Viewing Arrangements:
Contact the sole selling agent by telephoning **01250-870006** to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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