

Hawthorn Bank , Main Street, Glenfarg Perthshire,



Law Location Life

Hawthorn Bank | Main Street, Glenfarg | Perthshire

Hawthorn Bank is a charming Detached Cottage situated in the sought after village of Glenfarg. Offered for sale in move in condition, the cottage is steeped in history, having previously been the local village police station. There are many traditional period features throughout, including a sweeping staircase, fireplace and exposed stone wall. Viewing of this delightful cottage is highly recommended.

The accommodation currently comprises; Reception Hallway, Sitting Room, Dining Kitchen, Dining/Family Room (currently utilised as a third bedroom), Utility Room, Shower Room, Conservatory, 2 Double Bedrooms and Family Bathroom. The property further benefits from enclosed rear garden, driveway and oil central heating.

Viewing is strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors to the sitting room, dining kitchen and a feature sweeping staircase to the upper level.

Sitting Room

Large reception room with shelved Edinburgh press, fireplace and window to the front.

Dining Kitchen

The modern dining kitchen has storage units at base and wall levels, worktops, splashback, small kitchen island, fitted oven, electric hob and extractor fan. Additionally there is a sink and drainer, spaces for appliances, a window to the front and door to the inner hallway. A great feature of this room is the exposed stone work and traditional window seating.

Inner Hallway

The inner hallway provides access to the dining/family room, storage cupboard and open access into the utility room. There is a velux window.

Dining/Family Room

This public room is currently utilised as a third bedroom. There is a window to the rear, into the conservatory.

Utility Room

The utility room has space and plumbing for appliances, worktops, two windows to the rear and doors to the shower room and conservatory.

Shower Room

Contemporary shower room which comprises; wc, wall hung wash hand basin with storage, walk in shower and window to the rear.

Conservatory

A large bright conservatory with two storage cupboards and door to the side into the garden.

Staircase & Landing

The feature staircase leads to a split level with access to the family bathroom and two double bedrooms. The gallery style landing has a skylight.

Master Bedroom

A double bedroom with dormer window to the front and fitted wall to wall wardrobes.

Bedroom 2

A further double bedroom with dormer window to the front.

Family Bathroom

The family bathroom comprises; roll top freestanding bath with shower attachment, wc and wall hung wash hand basin with storage. There is also a window to the rear and chrome towel radiator.

Heating

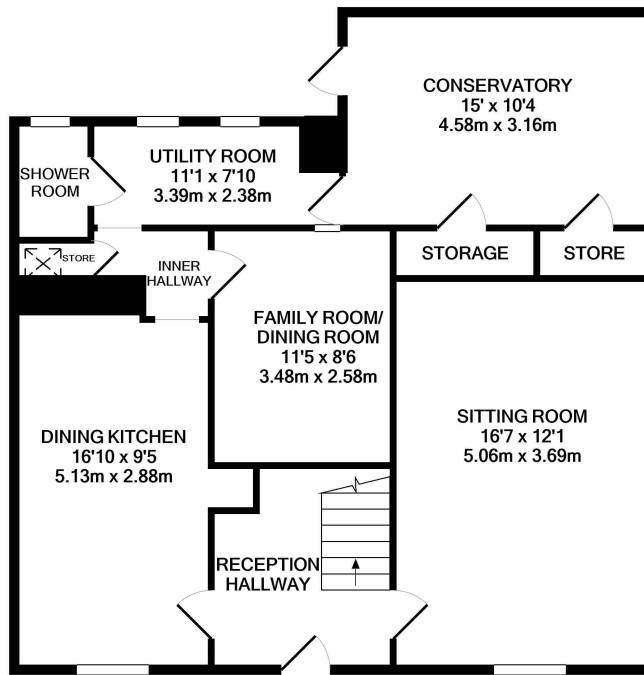
The property benefits from Oil Central Heating.

Gardens

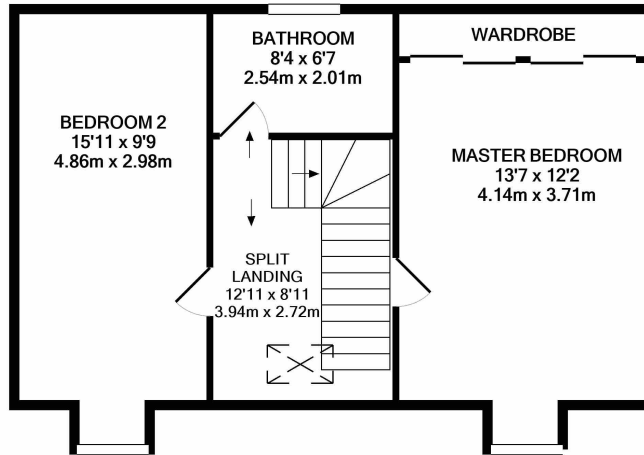
The enclosed rear garden is predominantly laid to lawn with decked patio areas and an array of mature plants, trees and shrubs. There are two timber sheds.

Parking

There is a small driveway to the front of the property, which can accommodate two cars.



GROUND FLOOR
APPROX. FLOOR
AREA 870 SQ.FT.
(80.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.5 SQ.M.)

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

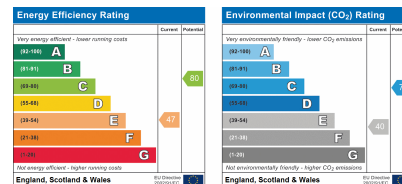
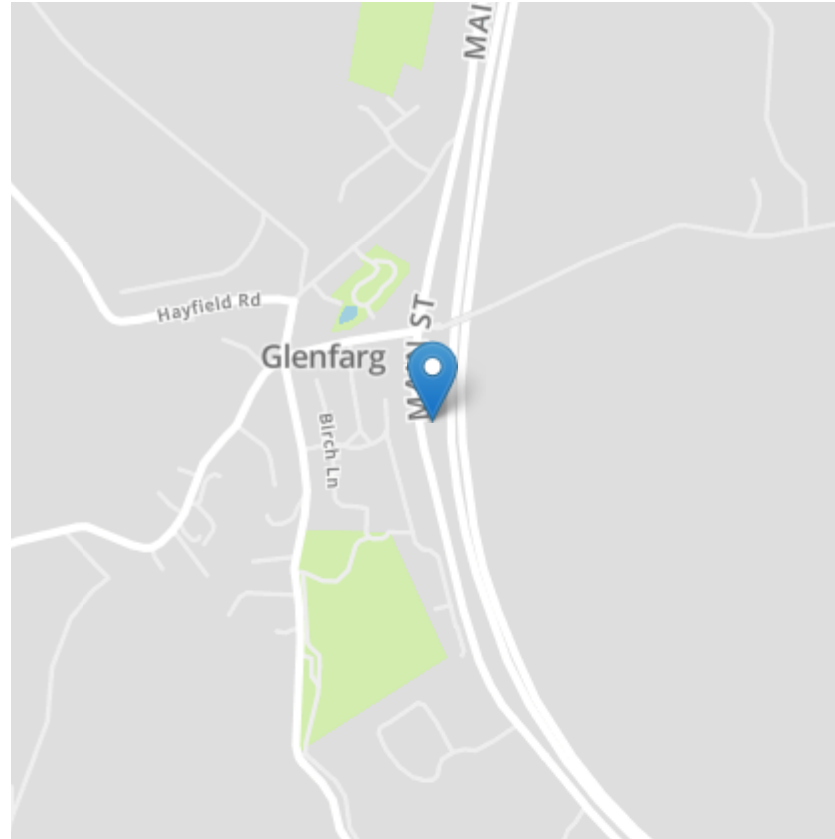




Perthshire - A BETTER PLACE TO LIVE

Glenfarg lies in the Ochil Hills in the picturesque Perthshire countryside. The village provides a number of local amenities, Village Shop, Garage, Village Hall, Public Park and local Primary School. There are also a number of leisure activities, including a Bowling Club and Tennis Courts, with endless opportunities for cycling, walking, horse riding and golfing. Commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby.

There are a number of schooling options with Arngask Primary School within walking distance, whilst the catchment area includes Kinross High School. Private schooling is also available at nearby Dollar Academy, Strathallan School, Forgandenny and Kilgraston School for Girls in nearby Bridge of Earn.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

