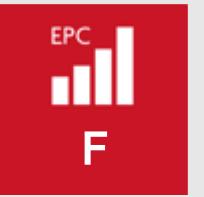




East Cottage Boyne Farm,
Inchture PH14 9QQ





Summary

Set within the peaceful countryside near Inchtire, this traditional farm cottage offers an excellent opportunity for a purchaser to create a dream semi-rural home. The property requires significant modernisation and renovation throughout, which provides a blank canvas with generous, flexible accommodation all on one level. The property offers three well-proportioned bedrooms, master ensuite and two reception rooms suiting modern living. Externally, the generous private garden includes useful outbuildings/sheds offering additional storage or further potential, subject to the necessary consents.

Features

- Detached Farm Cottage
- Accommodation on one level
- Three generous bedrooms (one-ensuite)
- Generous private garden grounds
- Renovations required providing excellent potential
- Close to the sought after village of Inchtire
- Excellent for commuting to Perth, Dundee & beyond
- Gas Central Heating
- EPC Rating – F (scope to improve to C Rating)

Room Measurements

Living Room: 5.07m x 4.16m

Formal Dining Room: 3.53m x 3.22m

Dining Kitchen: 5.47m x 3.28m

Master Bedroom: 4.69m x 3.35m

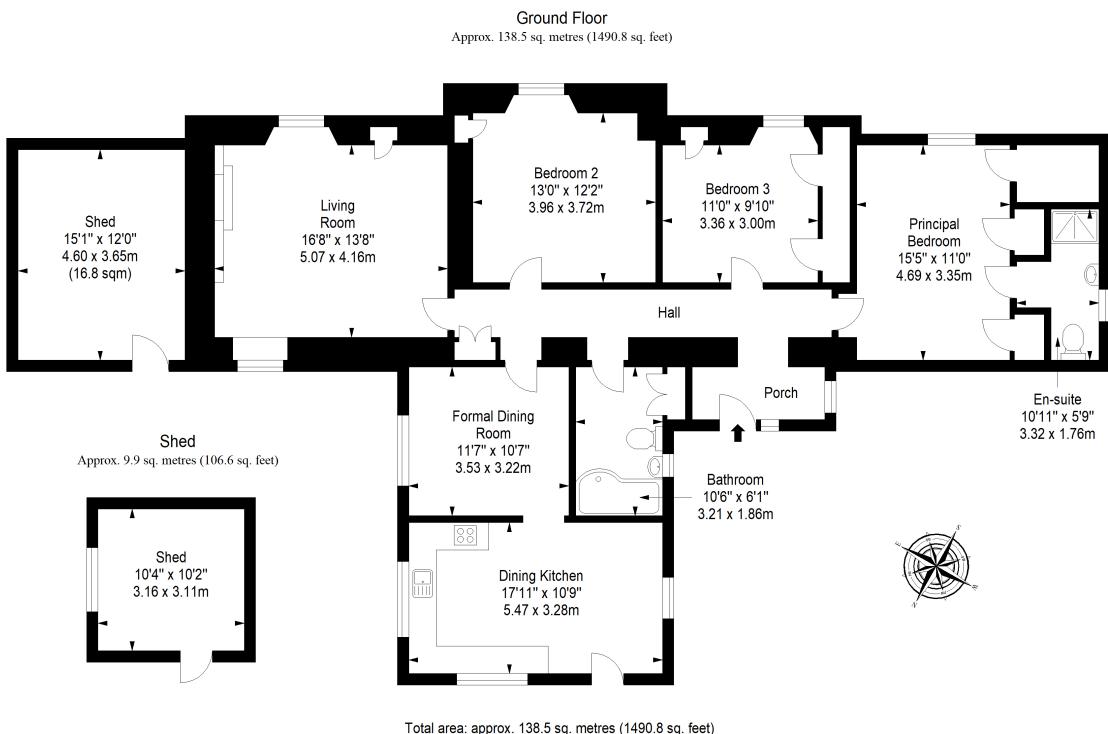
Master Ensuite: 3.32m x 1.76m

Bedroom 2: 3.96m x 3.72m

Bedroom 3: 3.36m x 3.00m



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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