

Broomhall Cottage, Duncrievie Road, Glenfarg



Law Location Life

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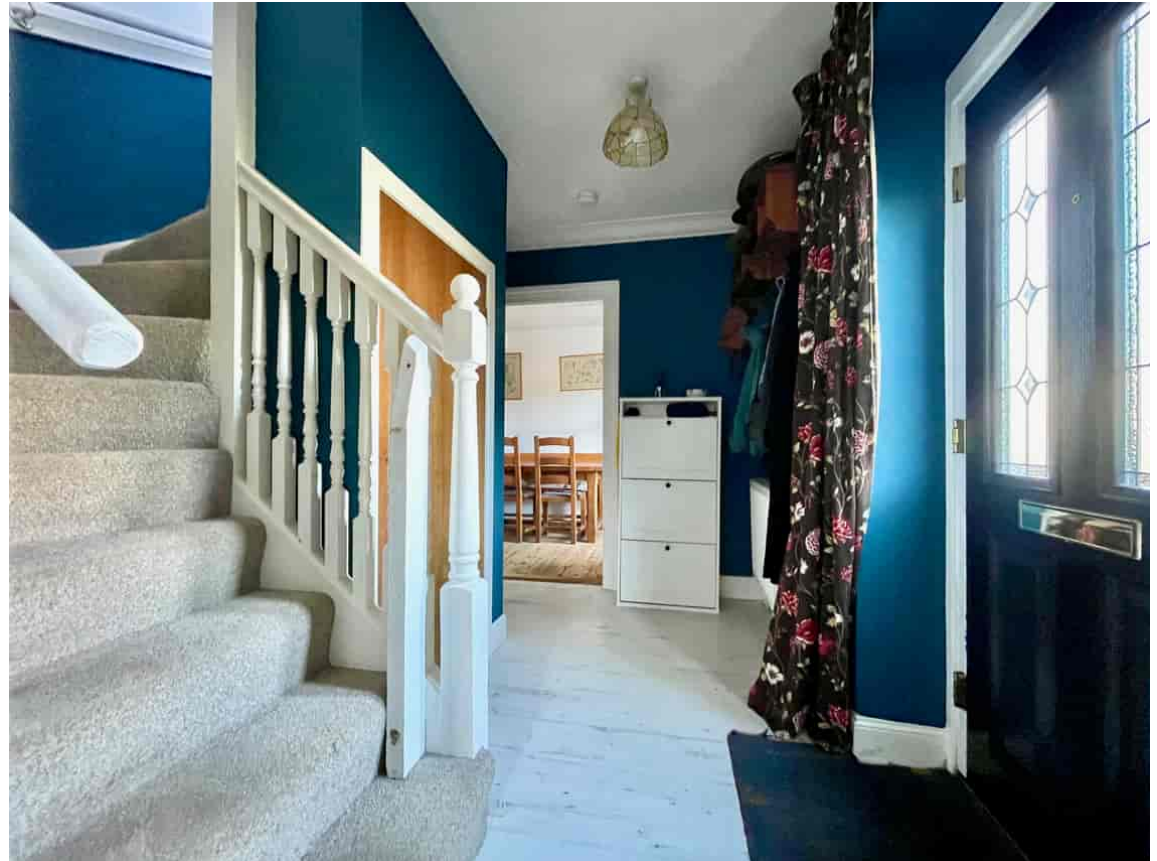
Broomhall Cottage is a charming Detached Property, built in 1905 and situated in the picturesque village of Glenfarg.

Showcasing a blend of period features and flexible living spaces, this beautifully presented property is perfect for those who appreciate character whilst seeking modern adaptability.

The accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, 3 Double Bedrooms and Family Bathroom.

Externally the property has attractive gardens to the front and sides and a semi derelict detached garage to the front.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is laminate flooring, carpeted staircase to the upper level and doors providing access to the sitting room, open plan kitchen/dining room and 2 storage cupboards.

Sitting Room

A formal reception room with feature fireplace with wood burning stove, laminate flooring and windows to the front and side. A door provides access to the utility room.

Open Plan Kitchen/Dining Room

The heart of this home is this cottage style kitchen with units at base level, kitchen island with storage, recess with shelving, worktops, splash back tiling and ceramic 1 1/2 bowl sink and drainer. There is a 'Stanley' Range oven and hob, fitted oven and 'Smeg' electric hob. There is space for a fridge freezer, washing machine and dishwasher. There is a stable door to the side into the garden, window to the side, wood flooring and open access to the dining room. The dining room area can accommodate a large dining table and has a shelved Edinburgh Press, window to the front and door providing access into the utility room.

Utility Room

The utility room has storage at base and wall levels, space for a tumble dryer, vinyl flooring and doors to the rear into the garden and the sitting room.

Upper Level Landing

A spacious upper landing provides access to 3 double bedrooms and family bathroom. There is carpeted flooring and window with Velux window above to the front.

Master Bedroom

A good sized master bedroom with carpeted flooring and window to the front.

Bedroom 2

A double bedroom with carpeted flooring and window to the front.

Bedroom 3

A third double bedroom with carpeted flooring, fitted cupboard housing the hot water tank and window to the side.

Family Bathroom

The family bathroom has vinyl flooring and comprises; bath with shower over, wc, pedestal wash hand basin and chrome towel radiator. There is a Velux window to the rear.

Gardens

There are gardens to the front and sides. The side gardens are West facing with lawn areas, raised planters, timber shed, greenhouse, various patio areas with countryside views and rear courtyard area, which is perfect for outdoor entertaining.

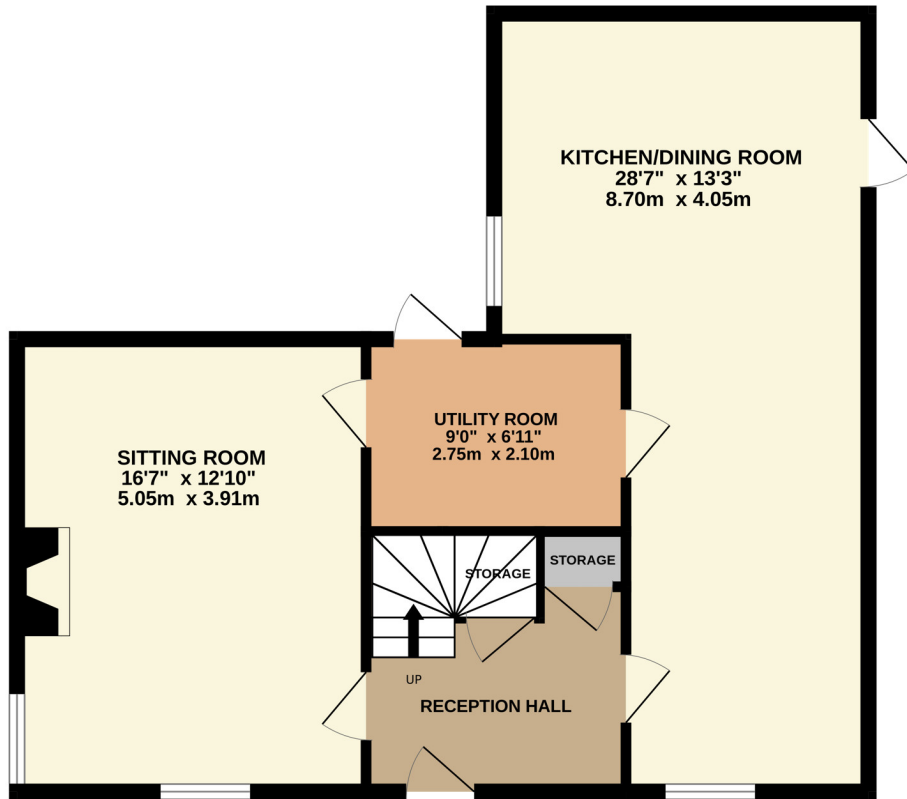
Garage

To the front of the property is a single garage or brick construction beneath a cement fibre sheet roof with a metal up and over access door. This is currently in semi-derelict condition.

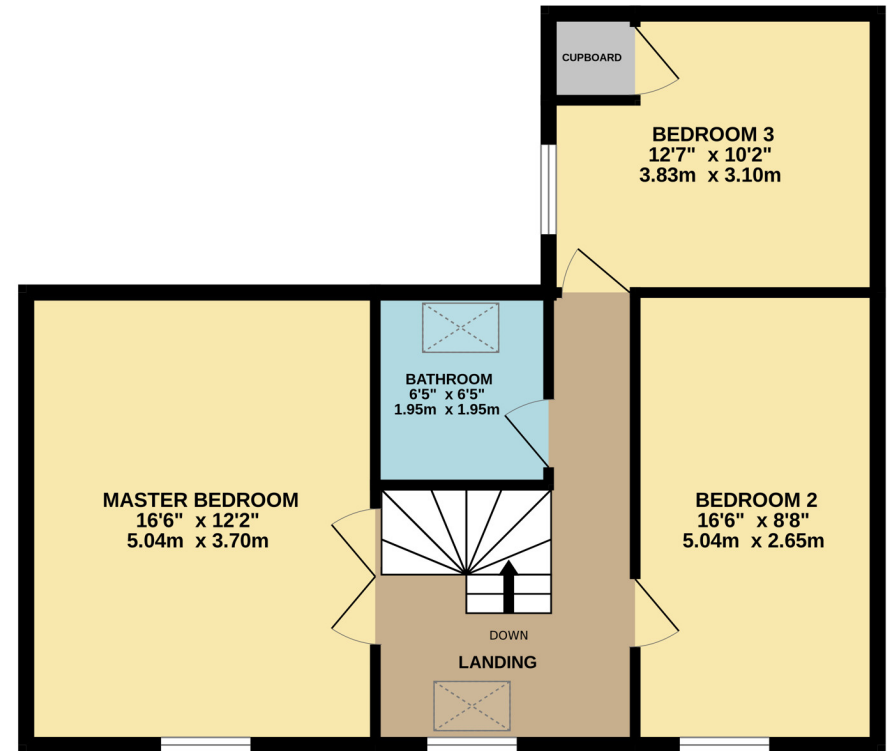
Heating

There is a Worcester external oil fired boiler located nearby the kitchen and a large pre- insulated hot water storage tank within the rear bedroom cupboard. These supply steel panel radiators, a towel radiator and also provide domestic hot water. There is a bulk PVC oil tank in the rear garden and a solid fuel burning range cooker and stove.

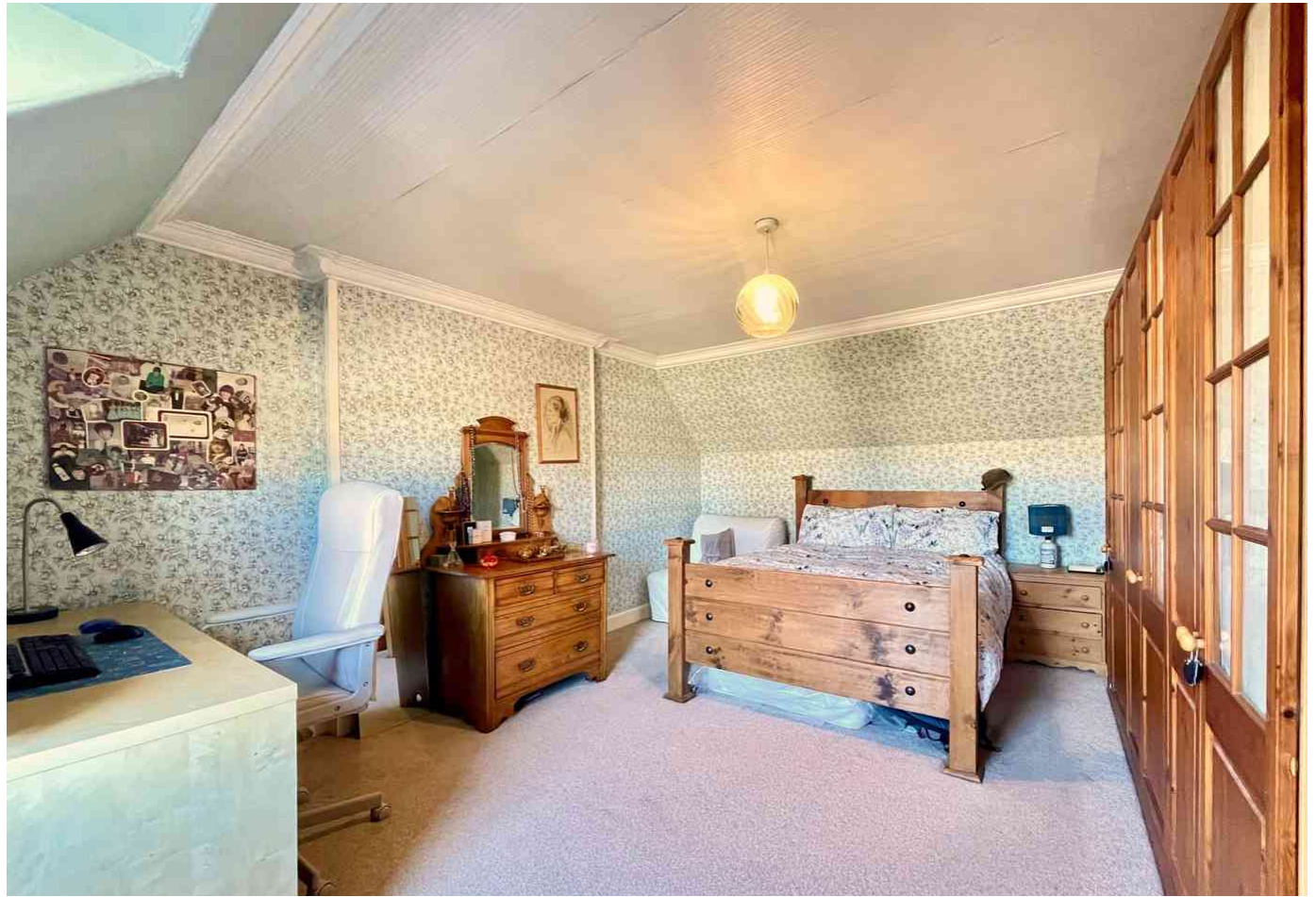
GROUND FLOOR



1ST FLOOR



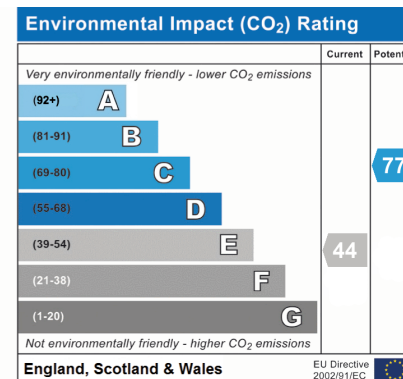
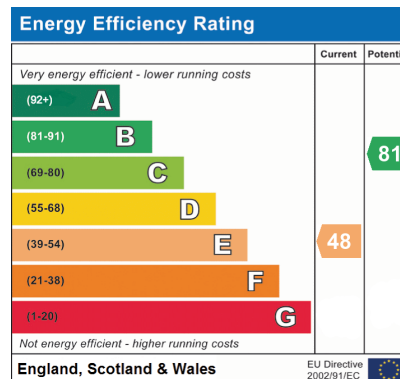
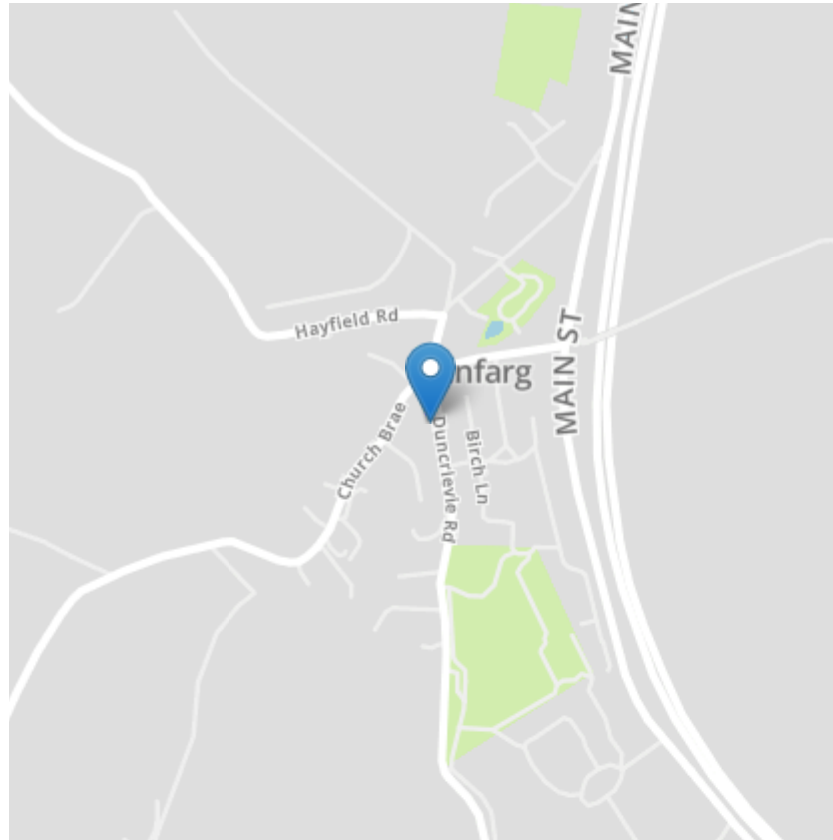
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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DUNCRIEVIE ROAD, GLENFARG - 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 and Strathallan School in Forgandenny.



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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.

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