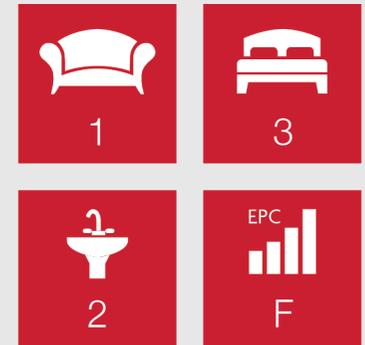




Old Rose Cottage,

Kirkton Of Balmerino,
Newport On Tay, Fife,
DD6 8SA





Summary

Old Rose Cottage is a charming link-detached period home set in the picturesque hamlet of Kirkton of Balmerino, within easy reach of Newport-on-Tay. The cottage offers bright and characterful accommodation, including a triple-aspect living room with a gas log-effect burner and River Tay views, a light-filled dining kitchen with a utility room or second kitchen, with a fridge, sink, hob and oven, two double bedrooms, a versatile third bedroom, a bathroom with towel warmer, overhead shower and wall-hung mirror, and a separate shower room. A welcoming reception hall/sunroom and excellent built-in storage add to the home's practicality. Externally, the cottage enjoys private gardens with a shed and convenient driveway parking. Extras: All fitted floor coverings, light fittings, and appliances are included.

Features

- Link-detached period cottage with lovely River Tay views
- Reception hall/sunroom
- Sunny central hall with built-in storage
- Triple-aspect living room with a gas log-effect burner
- Light-filled dining kitchen
- Three double bedrooms (one with wardrobes)
- Bathroom with a towel warmer
- Shower room with vanity storage
- Utility room/second kitchen with a fridge, sink, hob and oven
- Private gardens with a shed
- Private driveway parking
- Gas central heating and double glazing



“A family home in Kirkton of Balmerino, with three bedrooms, a spacious reception room, two kitchens and two bathrooms.”



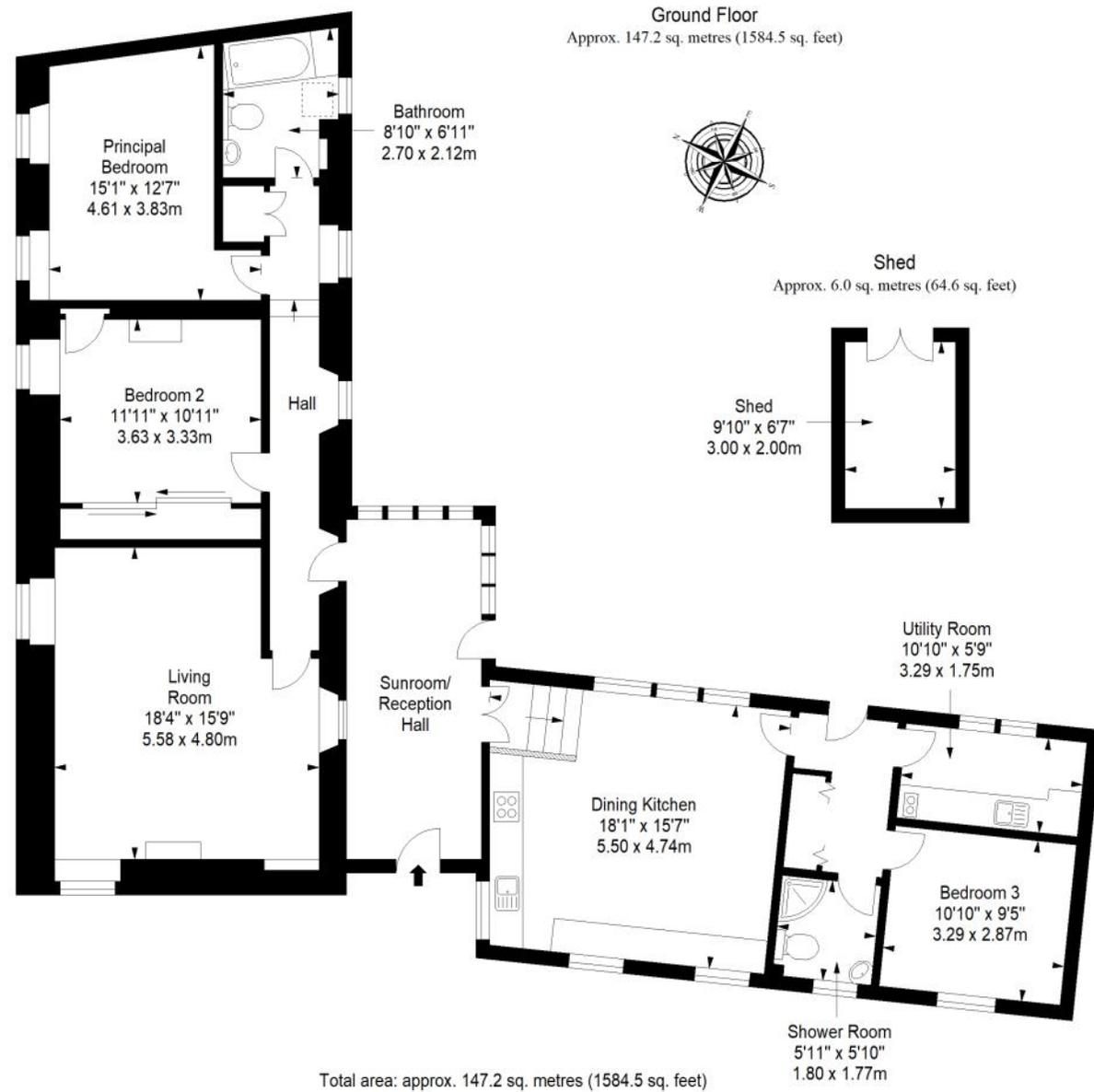




“Old Rose Cottage is an appealing countryside home near the River Tay, with private lawned gardens, scenic views and off-street parking.”



Floorplan





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