



Pitcon Cottage

P.O.A.

GREIG
Residential



Pitcon Cottage

Dalry, KA24 5JS

Nestled in a peaceful rural setting surrounded by rolling countryside, this well presented one-bedroom detached cottage offers a rare opportunity to enjoy idyllic country living, just a short distance from the town centre of Dalry. Set within extensive garden grounds, the property enjoys a generous driveway and a selection of outbuildings ideal for storage or a variety of uses. The accommodation is conveniently arranged on one level and has been sympathetically upgraded and well maintained by the current owner. The cottage effortlessly blends traditional charm with modern comfort. Whether you're seeking a tranquil home, a countryside retreat, or a character-filled downsizing option, this delightful cottage ticks all the boxes.





Hallway

2.45m x 3.31m (8' 0" x 10' 10") The welcoming entrance hallway provides door access to the lounge, bedroom and bathroom, complete with neutral decor with ceiling coving, laminate flooring and practical storage cupboard.

Lounge

6.55m x 4.15m (21' 6" x 13' 7") The lounge is a spacious main apartment comprising of soft modern decor with ceiling coving, feature log burner set within an eye catching stone wall, laminate flooring and dual aspect double glazed windows to the front and rear. Door access to kitchen and ample space for freestanding furniture.

Kitchen

3.04m x 2.93m (10' 0" x 9' 7") The fitted kitchen offers a range of modern grey base storage units with complementary work surfaces, stainless steel sink and drainer, plumbing/space for cooker and fridge/freezer. Neutral decor with laminate flooring, double glazed windows to the front and side, door leading out into the gardens.

Bedroom

3.78m x 2.67m (12' 5" x 8' 9") The double bedroom offers modern decor, ceiling coving, fitted carpet and a front facing double glazed window.

Bathroom

2.06m x 1.99m (6' 9" x 6' 6") Completing the internal accommodation is the stylish three piece bathroom comprising of a wash hand basin, wc and freestanding bath with mains overhead shower. Modern decor, tiled flooring and double glazed window to the front.

Workshop

4.75m x 2.47m (15' 7" x 8' 1") Brick built workshop with double glazed window and entrance door.

External

Sit upon a generous plot, this charming country cottage offers private wraparound garden grounds, with a large driveway providing plentiful off street parking. The rear gardens are laid to lawn surrounded by a selection of trees.

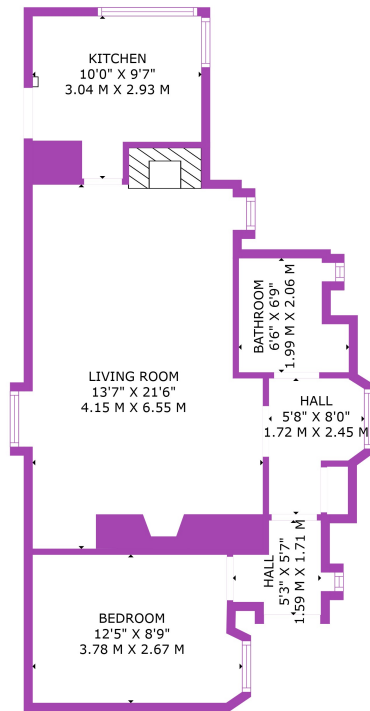
Council Tax

Band A

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TOTAL: 595 sq. ft, 55 m²

FLOOR 1: 595 sq. ft, 55 m²

EXCLUDED AREAS: WORKSHOP: 126 sq. ft, 12 m², BAY WINDOW: 9 sq. ft, 0 m², WALLS: 84 sq. ft, 8 m²

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