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Solicitors & Estate Agents

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East Garden Cottage

DUNTRUNE, ANGUS, DD4 0PJ



EAST GARDEN COTTAGE



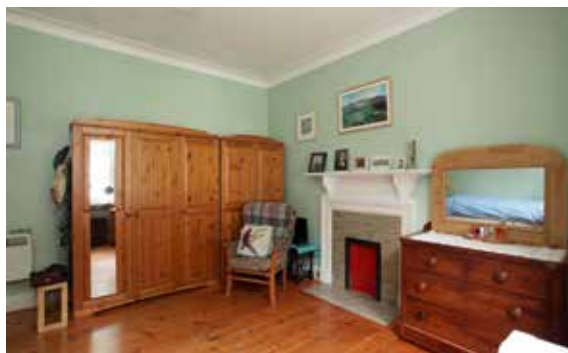


Part exchange is available for this gem of a cottage with panoramic views over open countryside and farmland. The sense of open space is incredible as you approach this semi-detached cottage with two bedrooms, lovely lounge sympathetically extended to create a light-filled dining area, kitchen and bathroom.

Spread out over the ground floor is the lounge with an open fire acting as a focal point and dual aspect including an arched window to the side. Stripped floorboards keep the country feel but the natural light into this room is incredible. In addition, there is a utility/porch.







Externally the garden to the front has been laid to grass and to the rear there are two cabins, one is the artist's studio and the other is her gallery. These two cabins have been insulated and have power and heating so if you are fed up of working from your dining table or back bedroom, come see what your money can buy you. This is a dream, whether you want to work from home or have fantastic craft space or even additional guest space, this studio is as exciting as the main house.

The views are outstanding and this home is a definite cottage to view if you are looking for a country escape yet still giving you access to the City.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Dining Area	3.98m (13'1") x 1.70m (5'7")
Kitchen	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	4.60m (15'1") x 4.00m (13'1")
Bedroom 2	4.10m (13'5") x 4.00m (13'1")
Bathroom	3.10m (10'2") x 2.00m (6'7")

Gross internal floor area (m²): 80m²
EPC Rating: E



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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Part
Exchange
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