

ROSS STRACHAN & CO
Solicitors & Estate Agents

Kellas, DD5 3PP

Northbank Cottage

3 Bedroom Detached Cottage







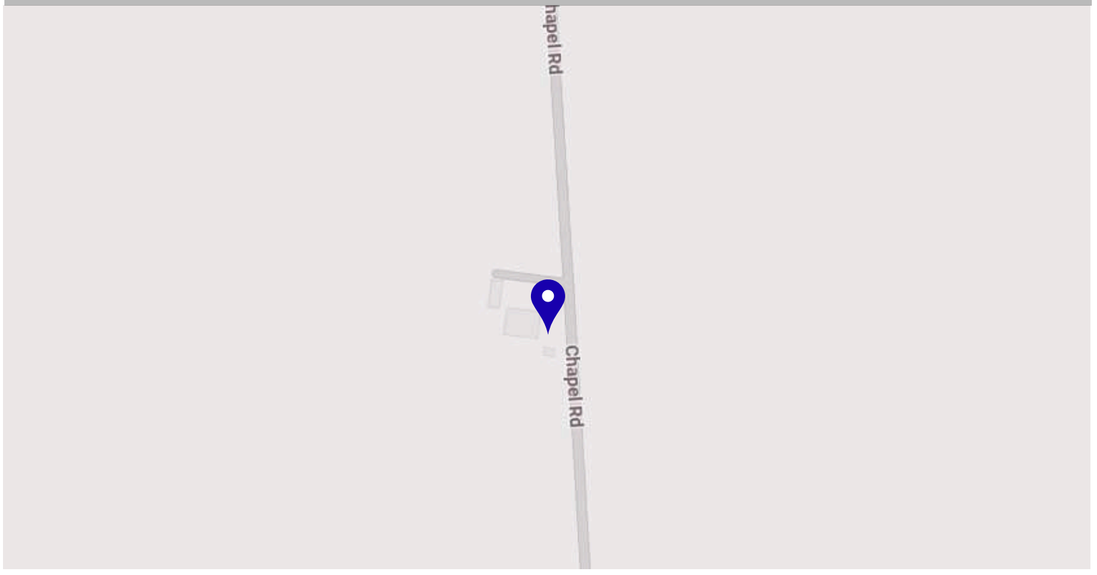
Northbank Cottage, Kellas

3 Bedroom Detached Cottage

OFFERS OVER £375,000

- Lounge
- Kitchen
- Utility Room
- Sun Lounge
- 3 Double Bedrooms
- 2 Bathrooms

EPC:E CTB:D









THE PROPERTY

With its semi rural location Northbank Cottage offers stunning panoramic views of the Angus countryside.

On a single level this spacious 3 bedroom home offers families a unique opportunity of luxury living but with easy access to Dundee and the national road networks. Located close to Bucklerheads, between Wellbank and Kellas this wonderful home offers panoramic views of the local countryside.

The original cottage has been tastefully extended, with careful consideration by the architect of how best to benefit the southerly aspect of the front of the home & truly experience rural appeal.

Travelling up Chapel Road you first spot the cottage, on the left hand side, as you reach the top of the hill. Past the large hedge, which shelters the cottage from any traffic, you enter the gravel driveway, with dry stane dyke on one side and hedge to the other, before entering the courtyard parking area.







THE PROPERTY

Entering the property through the rear door into spacious main hallway leading to lounge, kitchen with separate utility room, master bedroom and larger family bathroom, with bath and separate shower cubicle.

Through the lounge you have two further double bedrooms and another family bathroom.

The main feature of the house though must surely be the vaulted ceiling sunroom to the front of the lounge. Bathed with southern light this room has many possible uses, a second lounge, grand dining room or just somewhere to relax and enjoy the outlook, opening the French doors to the garden on those warmer day, to feel the gentle breeze.

If you want to enjoy the garden a little more then a spacious summerhouse sits in the corner of the garden and has the perfect orientation with which to enjoy the evening sun whilst relaxing with family or friends.

For those who love their vehicles there is a large double garage off the courtyard, with working area behind. Through another door, internally, to the rear of the garage is a further workshop with light and power and ideal for numerous purposes.









THE PROPERTY

Thinking that outdoor space would be ideal for the dogs? Then the outdoor kennel will appeal to buyers as well, offering a fully fenced area to the rear of the gardens for the much loved family pets to enjoy a little personal space.

The property has been well presented and has recently been redecorated in neutral colours, just ready for owners to add their own style to it. Featuring a Grant's condensing combi boiler & log
burning stove in the lounge the property will be welcoming and warm on the cooler evenings of Scotland's sometime harsh winters. It'll most likely stay warm as well, with high quality double glazing and UPVC doors throughout.

To be so close to Dundee and its amenities yet feel so remote is a rare luxury in todays busy world.

This is truly a home that's ready to move into and just style with your own furnishings and statement pieces.











ACCOMMODATION

INTERNAL

- Traditional hall with vestibule
- Lounge – 21'1" x 15'2" – with log burning stove
- Sun Lounge – 18'00 x 13'3" – feature window with French Doors to gardens
- Kitchen – 12'11" x 12'8" – with fitted appliances, electric hob and oven
- Utility – 8'3" x 5'2" – with sink, plumbing and door to garden
- Bathroom 1 – 8'3" x 7'4" – white suite with bath and separate shower cubicle
- Bathroom 2 – 6'10" x 6'5" – white suite with shower over bath
- Master Bedroom – 17'1" x 15'9" – dual aspect with built in wardrobes
- Bedroom – 16'1" x 13'3" – dual aspect with fitted wardrobes
- Bedroom – 13'00" x 12'00" – with built in storage







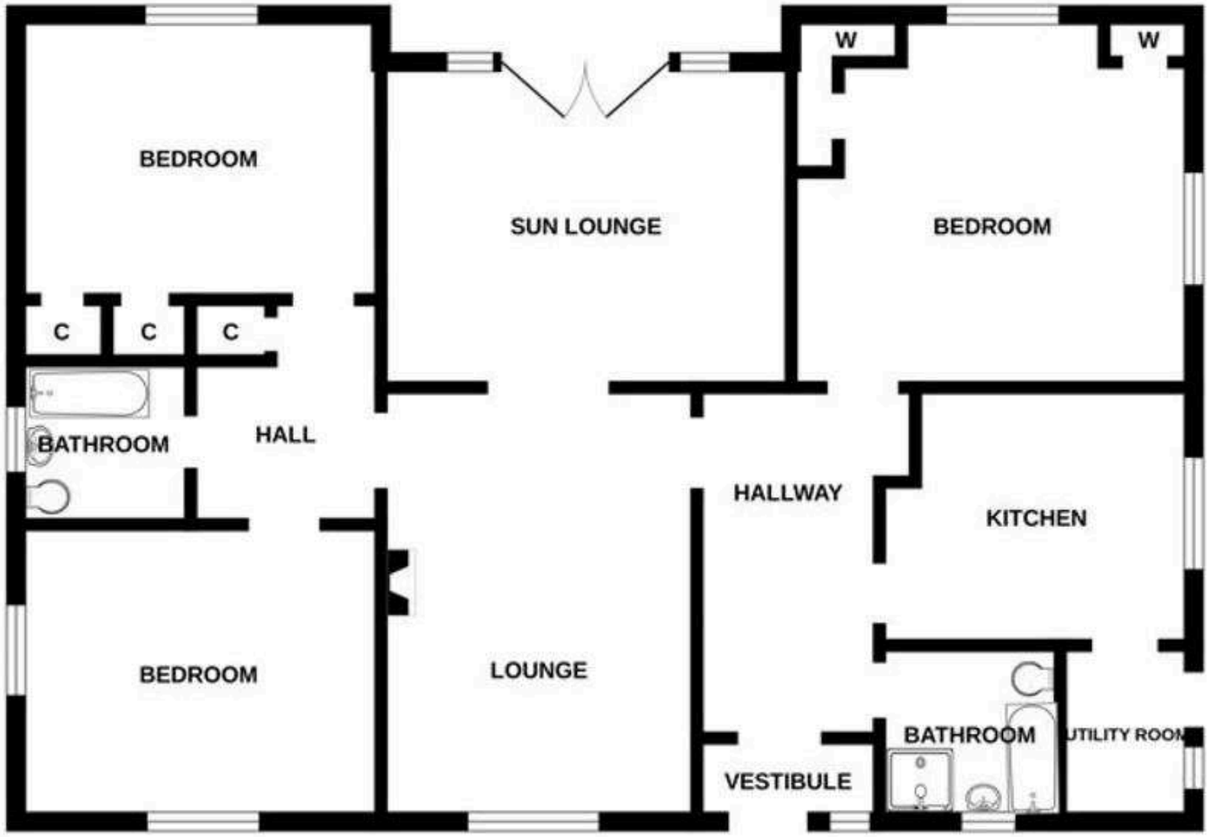


ACCOMMODATION

EXTERNAL

- Double garage with work space and rear workshop
- Garden Summerhouse
- Fenced outdoor kennel
- Gravel courtyard parking
- Private Driveway
- Fully secure side and rear gardens
- Lawn to front of home

FLOORPLAN



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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Tel : 01382 201010
Email : propertyreception@ross-strachan.co.uk

EXTRAS

All fitted floor coverings, blinds and fitted appliances are included in the sale



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