



Morgans

PROPERTY

Hollybank Church Brae, Glenfarg, PH2 9NL

Offers Over £285,000











Hollybank is an immaculately presented detached stone built cottage set on a generous plot in the tranquil village of Glenfarg. This charming cottage offers flexible accommodation over 3 levels with generous room sizes throughout. Entry to the property is directly into the bright and spacious hallway offering storage space, stairs to both the upper and lower levels, access to the lounge, bedroom and fantastic family bath shower room. The sizeable lounge with traditional fire and wooden surround is another brightly presented room with a large bay window overlooking the front garden. The upper level has 2 further bedrooms and a ensuite shower room. The lower level is the hub of the home and offers great family space. The modern kitchen/dining area has ample units at base and wall level providing an abundance of storage with built in dishwasher, oven, hob and extractor. The dining area benefits from having a large storage cupboard and patio doors leading to the rear garden. The family snug/4th bedroom completes the accommodation. Outside the property enjoys a fantastic amount of outdoor space, with pathway and mature shrubs to the front and generous enclosed garden to the rear of the property laid to lawn with mature bushes and shrubs and patio. There is a Large timber workshop, ideal for storage, DIY, hobby, fitness equipment. Includes additional garden shed and log store. Viewing is highly recommended.







## VIEWINGS

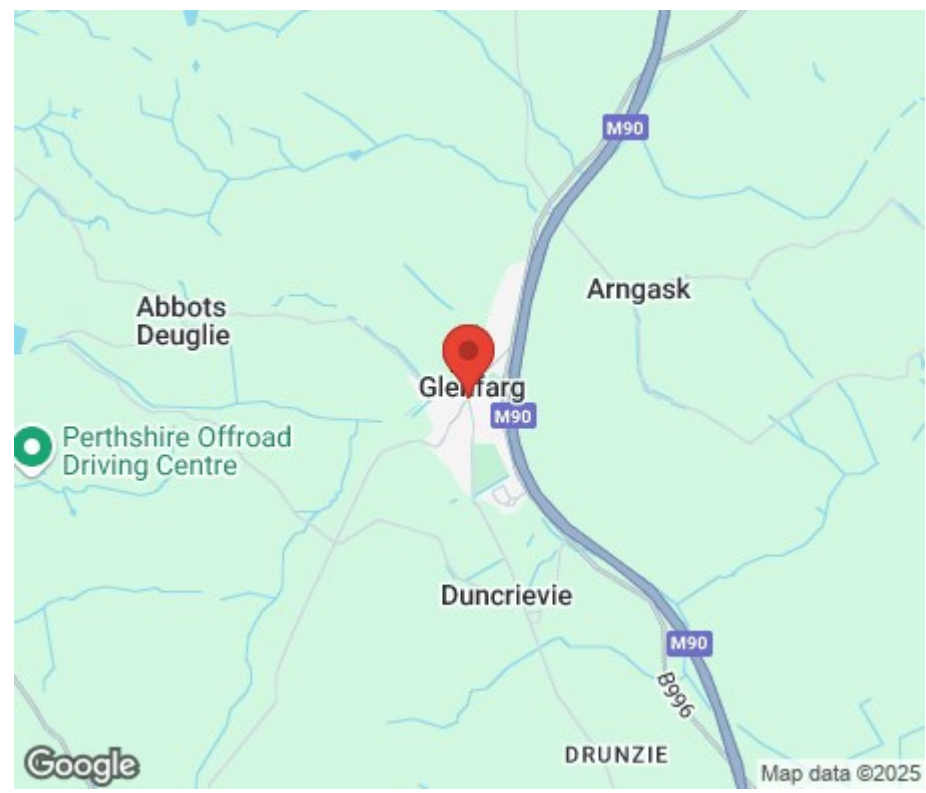
Viewings are strictly by appointment with Morgans

## EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



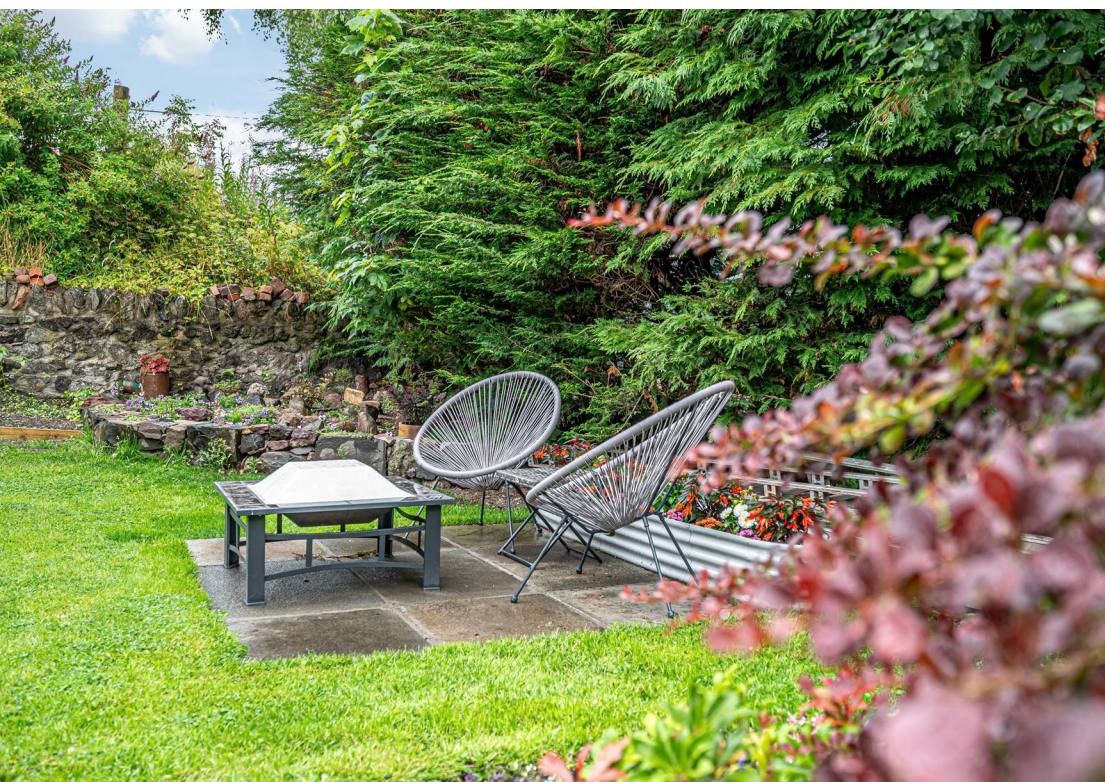




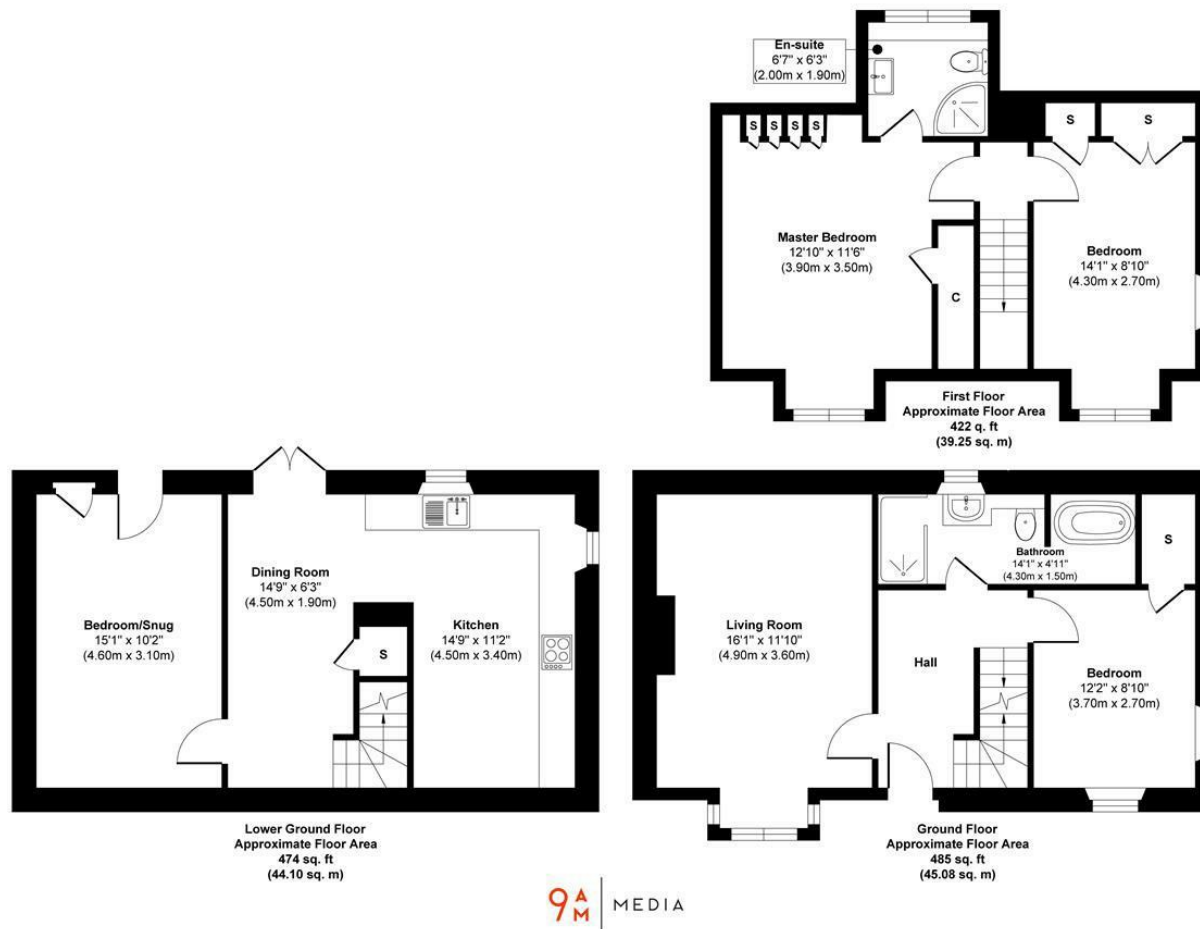












**Approx. Gross Internal Floor Area 1381 sq. ft / 128.43 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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