

ferguson young

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£219,950

The Old School House, Piece, Carnkie, TR16 6SF



- TWO DOUBLE BEDROOMS
- CONVERTED FORMER SCHOOL
- FAR REACHING VIEWS
- IMMACULATE PRESENTATION
- PARKING FOR TWO VEHICLES
- ENCLOSED GARDEN
- RURAL HAMLET
- COUNCIL TAX BAND B

A beautifully presented Two Double Bedroom house in the converted former school in the rural hamlet of Piece on the outskirts of Carnkie. The property retains a good deal of character but has been designed to provide a modern environment with an immaculate level of finish. There are far reaching views to the front over countryside and to the rear is a communal car parking area with two spaces for the property. The property benefits from an enclosed front garden which has been landscaped for ease of maintenance with slate chippings. The property is warmed by modern electric heating and is double glazed. The accommodation briefly comprises of: Entrance Hall, Cloakroom/WC, Kitchen, Lounge and to the first floor Two Double Bedrooms and a Bathroom/WC. This property must be viewed internally to be fully appreciated. EPC: D.



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Approached via a pathway leading to pedestrian gate opening to the garden with paved path to steps leading up to a double glazed front door opening to:-

ENTRANCE HALL

There are door to the lounge, kitchen, cloakroom/wc, wall mounted fuse box and an electric panel heater.

CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin with tiled splashback and a double glazed window to the front.

KITCHEN

11'0" x 9'5" (3.35m x 2.87m)

A modern kitchen comprising of a range of eye level and base units with work surface over, inset one and a half bowl stainless steel sink with side drainer, inset electric hob with extractor over, built in single electric oven, space for a washing machine, space for an upright fridge/freezer and space for a table.

LOUNGE

18'0" x 12'9" (5.49m x 3.89m)

A bright and airy well-proportioned room with stairs rising to eth first floor with cupboard below, wall mounted electric panel heater, double glazed windows to the front affording far reaching views over countryside. TV aerial point.

LANDING

There are doors to both bedrooms and the bathroom/WC and a loft access hatch.

BEDROOM ONE

14'10" x 9'5" (4.52m x 2.87m)

A good sized main bedroom with built in wardrobes to one wall, TV aerial point, skylight window and Velux glazed window to the front giving views across countryside. Electric panel heater.

BEDROOM TWO

12'6" x 9'10" (3.81m x 3.00m)

A generous second double bedroom with double glazed windows to the front giving far reaching views across countryside. Electric panel heater.

BATHROOM/WC

9'6" x 7'11" (2.90m x 2.41m)

A modern bathroom suite comprising of a panel bath with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, chrome ladder type electric towel rail and a skylight window to the rear.

OUTSIDE

FRONT GARDEN

The garden is bounded by fencing and walling creating a safe environment for pets and children alike, laid to slate chippings for ease of maintenance with a timber shed and paved pathway.

PARKING

There is a large gravelled car park to the rear with two spaces available for the property.

ENERGY EFFICIENCY RATING

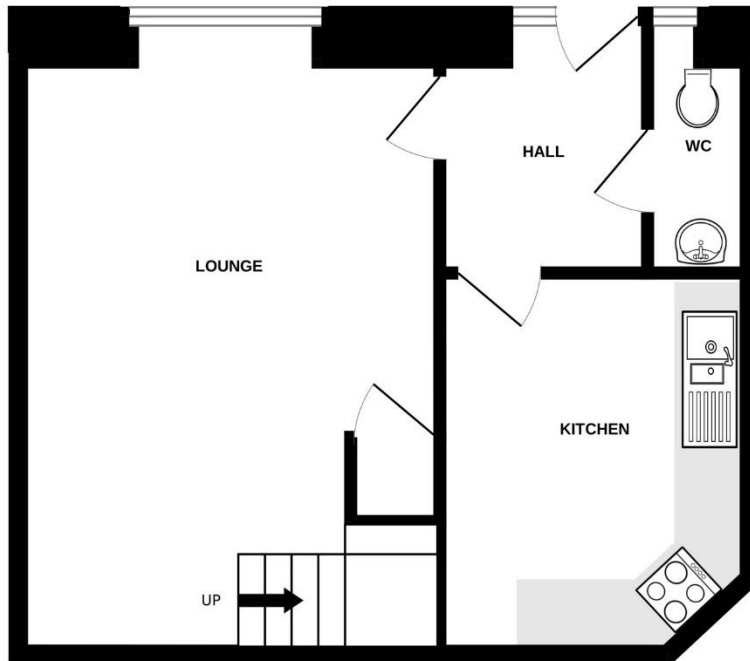
This property has been rated as D (68) with a potential rating of A (92).

AGENTS NOTE

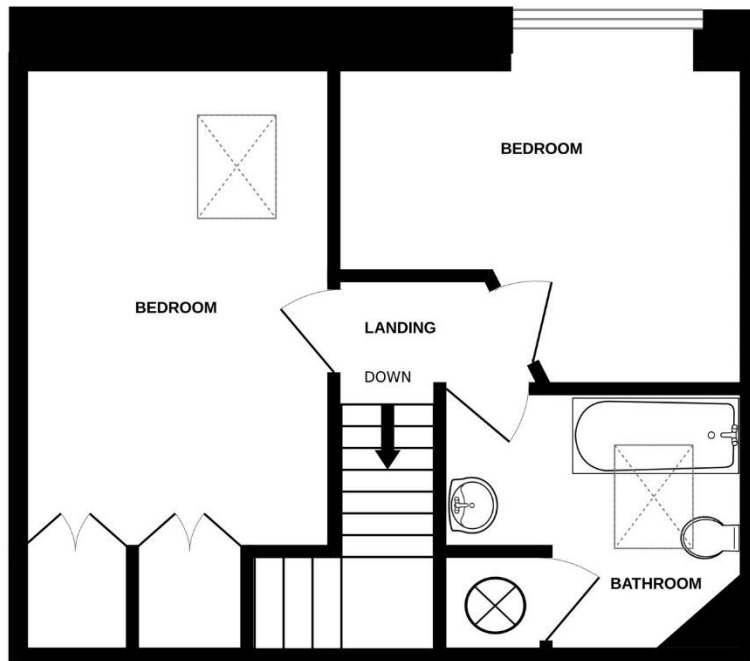
This property has been rated as Band B for Council Tax. There is an owner's management company which looks after the communal areas to the rear and driveway. The current service charge is £150 per annum with a £1 ground rent for the parking area.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.

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.