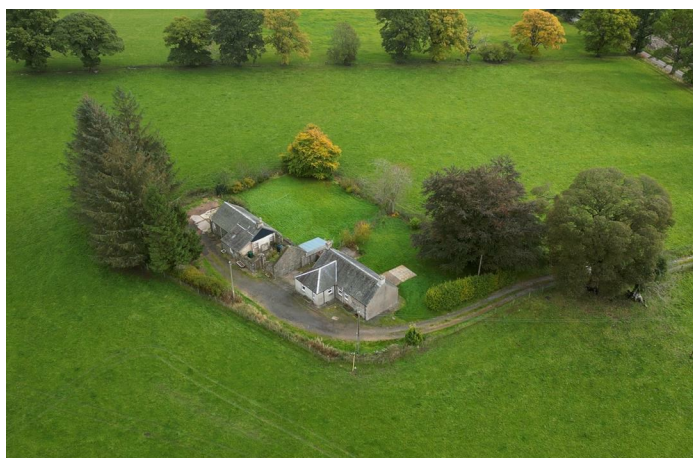


Simple Approach



**West Groan Cottage , Logiealmond
PH1 3TQ**

Fixed asking price £200,000

West Groan Cottage , Logiealmond, PH1 3TQ

This Property Is Sold as Seen.

Simple Approach are pleased to welcome to the market, this quaint cottage located in the ever desirable Logiealmond. Surrounded by rambling fields this lovely home could not be better situated for those seeking peaceful countryside living. West Groan Cottage comes to the market in good move in condition and has ample potential for renovation. Comprising of; a welcoming entrance hallway, a bright and spacious lounge with a wood burning stove with a back boiler for the heating– perfect for winter nights, a sizeable kitchen, two generous bedrooms one with fitted storage space and a family bathroom. This lovely home benefits from many sought after features such as partial double glazed windows, private parking and being set within a quiet countryside location. Viewing is essential to appreciate the stunning scenery and beautiful home on offer here at West Groan Cottage, Logiealmond.

Kitchen

16'1" x 12'0" (4.91 x 3.68)

Lounge

15'9" x 12'4" (4.82 x 3.76)

Bedroom

7'5" x 11'7" (2.27 x 3.55)

Bathroom

4'11" x 11'3" (1.52 x 3.44)

Bedroom

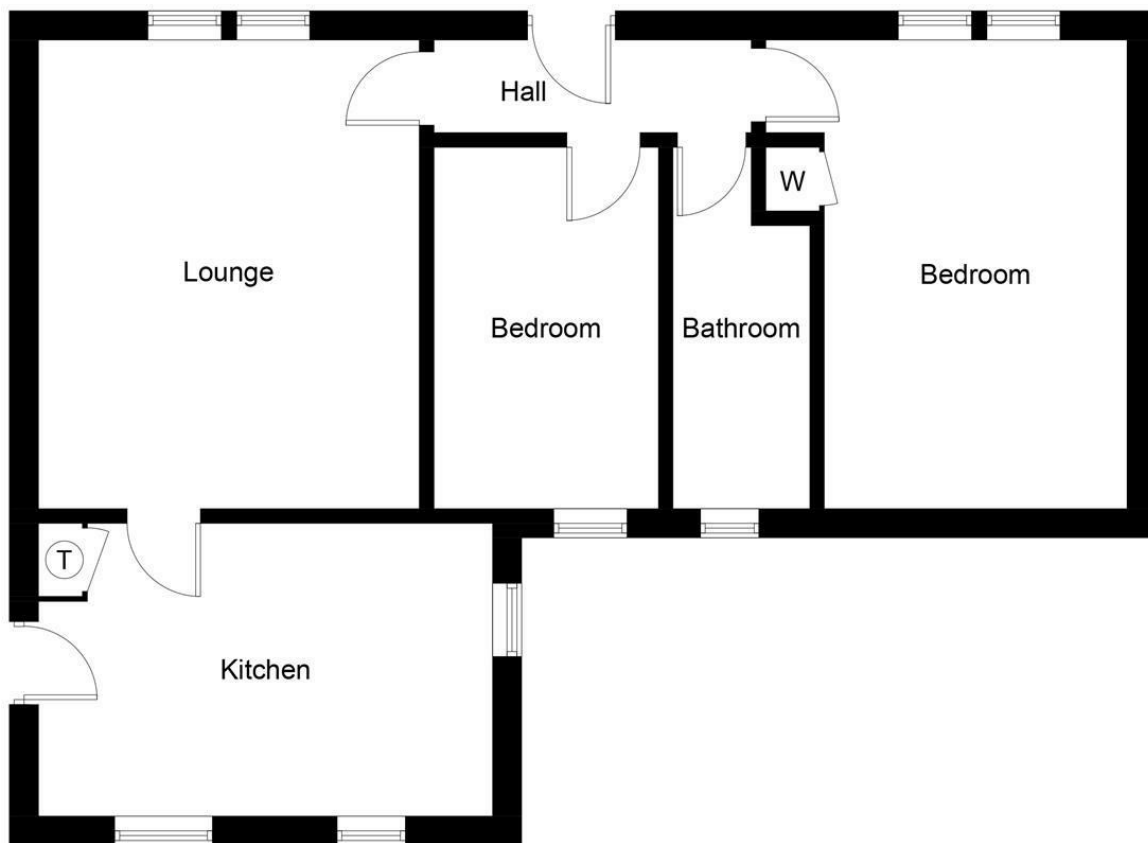
15'8" x 11'7" (4.80 x 3.55)





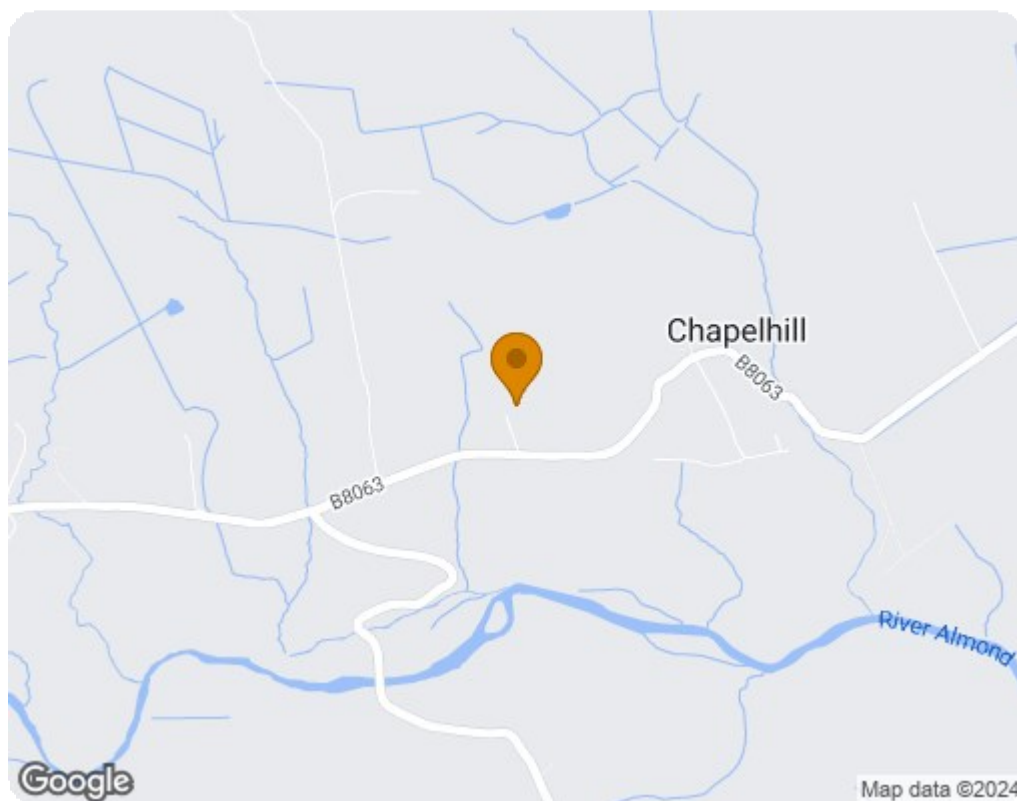
- Countryside Cottage
- Two Generous Bedrooms
- Private Parking
- Scenic Location
- Partial Double Glazing
- Wood Burning Stove Feature With Back Boiler For The Heating
- Sizeable Kitchen
- Bright & Spacious Lounge





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004600)



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 45 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Scotland EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 38 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Scotland EU Directive 2002/91/EC | |