



RESIDENCE

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5 Bedrooms | 2 Public Rooms | 3 Bathrooms

Welcome to "Arnot Cottage", a beautifully presented five-bedroom family home offering the perfect blend of character and modern living. Set on a generous plot, this charming sandstone-fronted property boasts striking kerb appeal with its classic facade. Extended to the rear and thoughtfully converted into the loft space, the home now provides spacious and versatile accommodation ideal for growing families or those who value extra space.

Stepping inside, the ground floor unfolds with a warm and welcoming hallway leading into a bright and spacious bay window living room. A second public room currently utilised as a dining room offers further flexibility, perfect for relaxing evenings. The heart of the home is the extended dining kitchen bathed in natural light from two large windows and French doors opening to the garden. This stylish and functional space is ideal for entertaining, with a range of base and wall units, range cooker and ample worktop space with direct access to the separate utility room.

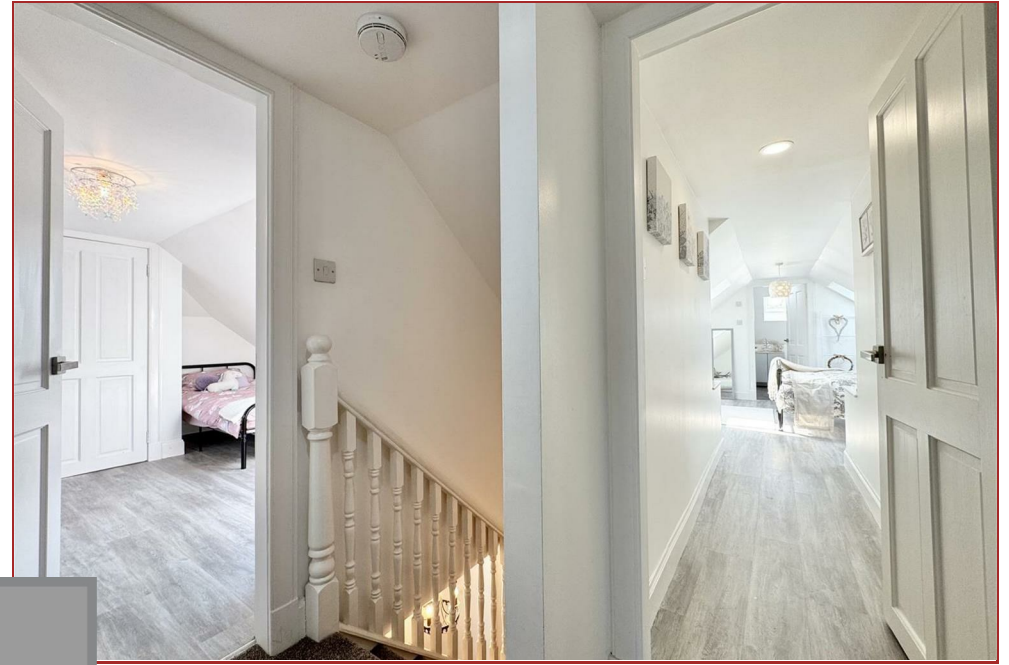
The ground floor hosts two well-proportioned bedrooms, each thoughtfully decorated and offering peaceful views of the surrounding area. The loft conversion has been cleverly designed to create a further three additional bedrooms, including a stunning principal bedroom with en-suite bathroom and excellent storage in the eaves. Completing the accommodation is the downstairs shower room.

Outside, the property sits on a large plot with a private rear garden—perfect for children, pets, or summer gatherings. The front driveway provides ample parking for multiple vehicles and leads to a detached garage, ideal for storage or workshop use.

Situated in a desirable residential area with excellent transport links, local schools, and amenities nearby, "Arnot Cottage" combines timeless charm with all the comforts of modern living. A rare opportunity to secure a spacious and characterful home in a prime location.



1959.00 sq ft | EER = D



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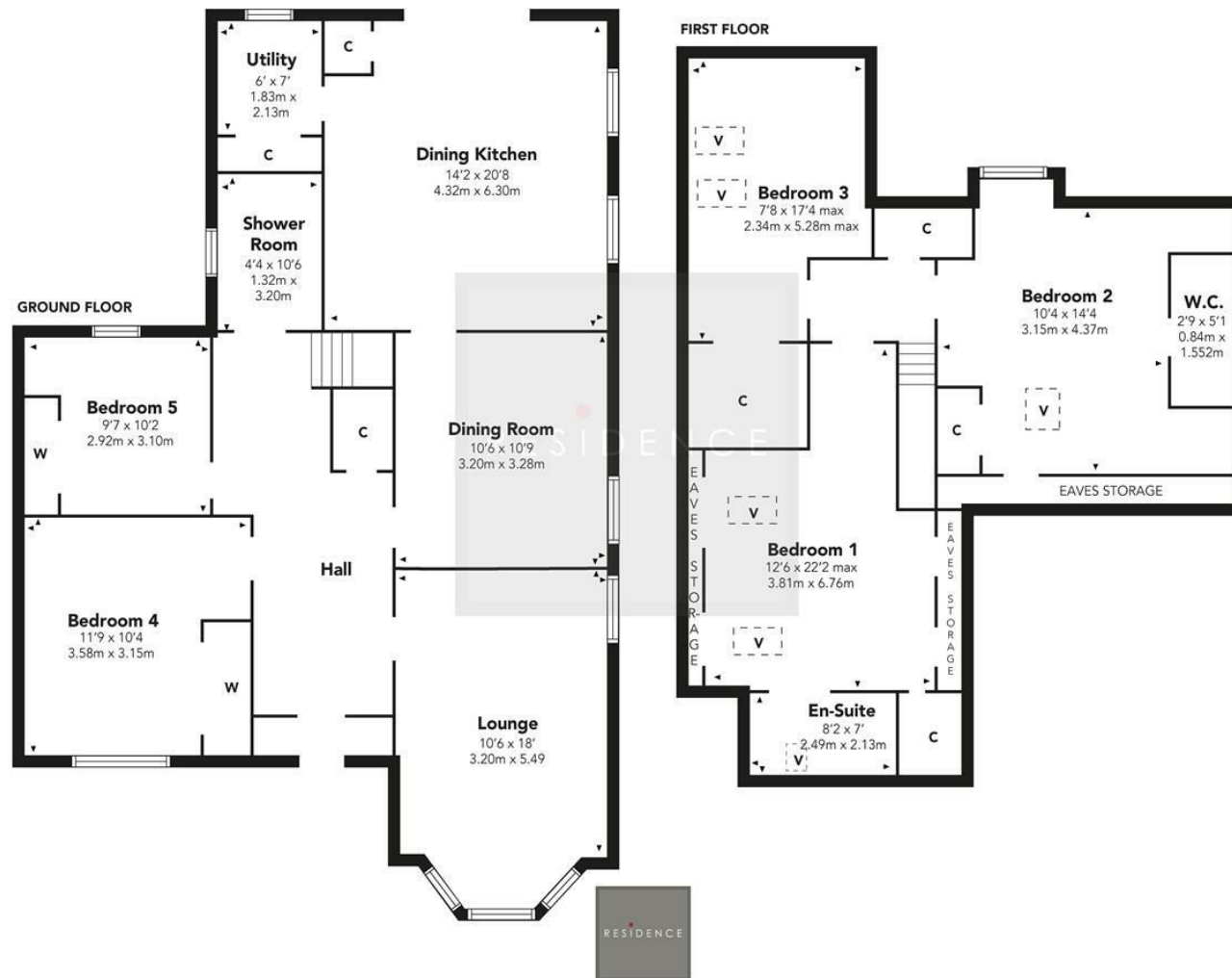




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Glasgow Road



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.