

Connelly Yeoman



**KIRKSTYLE COTTAGE, 1 ST VIGEANS
BY ARBROATH DD11 4RB**

**DETACHED COTTAGE
WITH ANNEX**



- A unique Grade 2 Listed Detached Cottage with Detached 1 Bedroom Annex
- Located within the idyllic semi-rural village setting of St. Vigeans, close to Arbroath
- Oil Fired Central Heating, Double Glazing, Wood burning stove, character features and charm
- Well stocked mature garden grounds with an Outside Kitchen and Gazebo feature



OFFERS OVER
£350,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this very charming, Grade 2 Listed, DETACHED COTTAGE WITH DETACHED ANNEX which is located within the quaint, semi-rural village setting of St. Vigeans, on the outskirts of Arbroath, and yet within easy reach of the many and varied amenities of the town. The property enjoys an idyllic location opposite the St. Vigeans Church and next to the local nature trail and pathways.

Presented in excellent order, this historic property used to belong to the Church School and retains original features and charm including a beautiful wood beamed ceiling, wood panelling and a feature wood burning stove. There are the benefits of Oil fired central heating and recently installed bespoke double glazed windows and front door (all completed to Grade 2 Listing standard). The main Cottage comprises of a Sitting room/3rd bedroom, Family/dining room, Kitchen, 2 double Bedrooms and a Shower room. The annex property, located to the rear, has a Lounge/Bedroom with an En-suite Shower room. Externally, the Cottage is set within well stocked, mature garden grounds with delightful sunny seating areas, a large detached wooden shed (comprising of 3 rooms, with power and light) an Outside Kitchen and newly erected Gazebo with decking area, which all come together to make this a beautiful outside space.

Early viewing of this charming and quite unique property is highly recommended and viewers will not be disappointed.

ACCOMMODATION COMPRISING: MAIN COTTAGE:- KITCHEN, SITTING ROOM/3 RD BEDROOM, DINING/FAMILY ROOM, 2 BEDROOMS, SHOWER ROOM.

ANNEX COMPRISING: LOUNGE/BEDROOM & SHOWER ROOM.



KITCHEN: Approx. 8'7 x 18'8. A feature of the Cottage is the quality AshleyAnn fitted Kitchen which comprises modern base and wall mounted unit, complimentary granite work surfaces incorporating stainless steel sink with mixer tap. Integrated Induction Hob with extractor hood above, Electric Oven, combination Microwave Oven, Dishwasher. Space for Fridge/Freezer. Insulated wood flooring. CH Radiator.

SITTING ROOM/3RD BEDROOM: Approx. 14' X 18'7. This room forms the "end roundel" of the cottage, a semi-circular room full of character and charm, with a quite unique wood panelled ceiling detail, spotlights, and the original wood panelled walls. A focal point of the room is the wood burning Stove, incorporated into a brick wall. There are also two CH Radiators. This room could be used as a third Bedroom if required.

FAMILY ROOM/DINING ROOM: Approx. 21'1 x 19'6. A very bright and spacious room, with 5 windows allowing for lots of natural light and looking out to the garden. Feature Patio doors leading out into the garden. Ceiling downlights. Wooden flooring. Feature stone/exposed wall. Two CH Radiators.



HALLWAY: Built-in storage cupboard. Ceiling hatch access with a fitted loft ladder leads into the large floored attic space.

SHOWER ROOM: Approx. 8'6 x 5'4. Comprising WC., wash-hand basin set within a vanity unit and a double shower cubicle housing a mains power shower. Finished with modern wall tiling and tiled floor. Ceiling spotlights. CH Radiator. Rear-facing opaque glazed window allows for natural light and ventilation.

BEDROOM 1: Approx. 11' x 15'4. A spacious main Bedroom with feature roundel, semi-circular, and a front-facing window offering views towards the Church. Ample space for bedroom furnishings. Built-in wardrobe cupboard (shelving and hanging space) and top storage above. Wooden floor. CH Radiator.

BEDROOM 2: Approx. 10'3 x 9. Another spacious Bedroom with a front-facing window offering views of the Church. Built-in triple wardrobe (shelving and hanging space) with sliding mirror doors. Ceiling spotlights. CH Radiator.



ANNEX PROPERTY: Approx. 19' x 9'6". The Annex forms a former stable building which was converted some years ago and can be used as self-contained accommodation, home office/studio or Airbnb potential (subject to usual consents/regulations). There is an open plan Lounge/Bedroom and an En Suite Shower Room.

EXTERNALLY:-

HOME OFFICE/WORKSHOP: A spacious and versatile space, with power and light, ideal for a number of uses.

OUTSIDE KITCHEN: Approx. 11'5" x 7'7". Fully insulated outside kitchen space, with power and light, sink and drainer. Decking area outside. A perfect spot for outside summer living/entertaining.

GAZEBO: Approx. 9'1" x 7'8". A lovely new addition to the garden space, with views over the mature garden. Small decking area.



ANNEX PROPERTY: Approx. 19' x 9'6". The Annex forms a former stable building which was converted some years ago and can be used as self-contained accommodation, home office/studio or Airbnb potential (subject to usual consents/regulations). There is an open plan Lounge/Bedroom and an En Suite Shower Room.

EXTERNALLY:-

HOME OFFICE/WORKSHOP: A spacious and versatile space, with power and light, ideal for a number of uses.

OUTSIDE KITCHEN: Approx. 11'5" x 7'7". Fully insulated outside kitchen space, with power and light, sink and drainer. Decking area outside. A perfect spot for outside summer living/entertaining.

GAZEBO: Approx. 9'1" x 7'8". A lovely new addition to the garden space, with views over the mature garden. Small decking area.



ANNEX PROPERTY: Approx. 19' x 9'6". The Annex forms a former stable building which was converted some years ago and can be used as self-contained accommodation, home office/studio or Airbnb potential (subject to usual consents/regulations). There is an open plan Lounge/Bedroom and an En Suite Shower Room.

EXTERNALLY:-

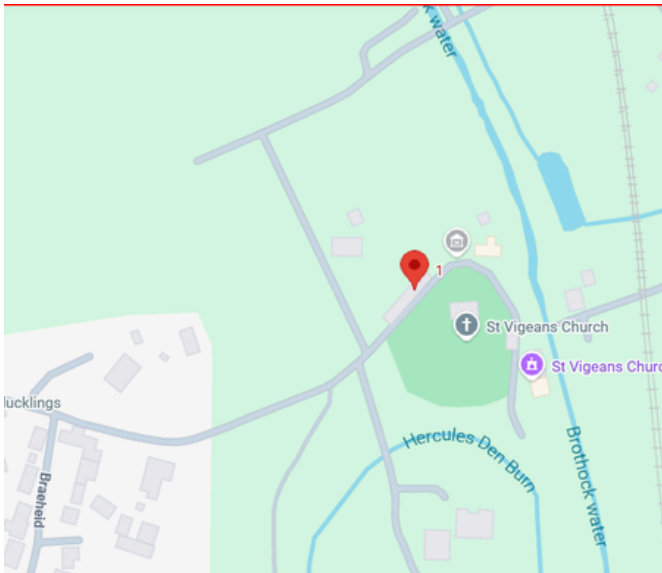
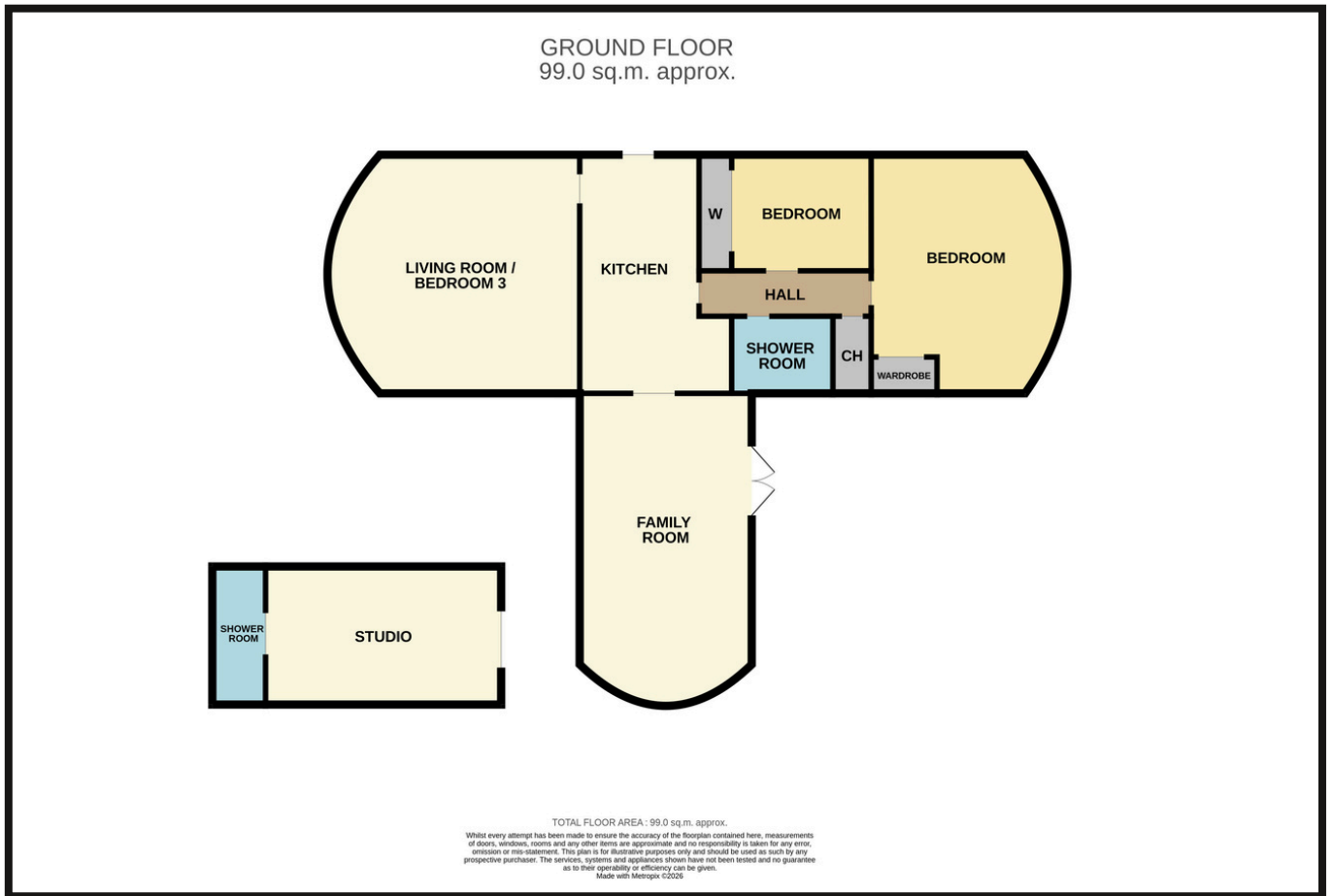
HOME OFFICE/WORKSHOP: A spacious and versatile space, with power and light, ideal for a number of uses.

OUTSIDE KITCHEN: Approx. 11'5" x 7'7". Fully insulated outside kitchen space, with power and light, sink and drainer. Decking area outside. A perfect spot for outside summer living/entertaining.

GAZEBO: Approx. 9'1" x 7'8". A lovely new addition to the garden space, with views over the mature garden. Small decking area.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

Connelly
Yeoman

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNoustie OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA