





£725,000



Features

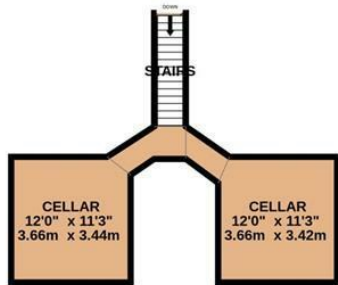
- Fantastic Detached Double Bay Fronted Home
- Large Grounds With Gardens, Greenhouse and Outbuildings
- Secluded yet Convenient Position
- Close to Open Countryside
- Spacious Accommodation With Five Generous Bedrooms
- Potential To Improve
- Wealth of Period Features
- Fantastic Opportunity
- Viewing Essential
- *** RE-ROOF 2026***

Standing in generous grounds of approximately 2/3 of an acre and enjoying a secluded, private position; a double bay-fronted stone-built detached period property. Convenient for both New Town Railway station and the open countryside, this stunning property offers a unique opportunity with unlimited potential for the next home owner to have the character property of their dreams. Driveway parking, a 20ft garage plus outbuildings and beautiful gardens. Comprising: entrance porch, sitting room, dining room, 29ft living room, kitchen, breakfast room, cloakroom and side porch, five bedrooms (smallest 12'11 x 9'1) and a family bathroom with wc. Viewing highly recommended. *** RE ROOF 2026 ***

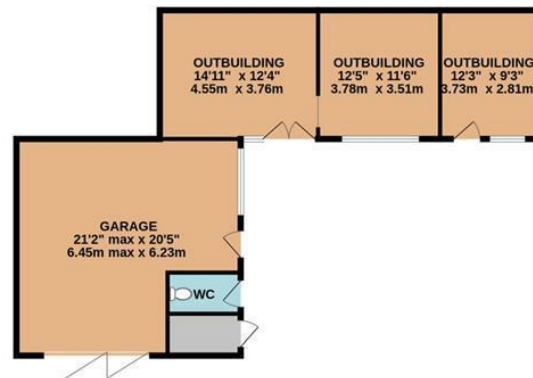




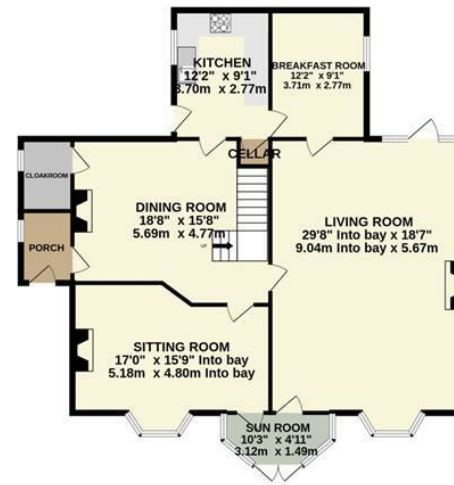
BASEMENT



GROUND FLOOR

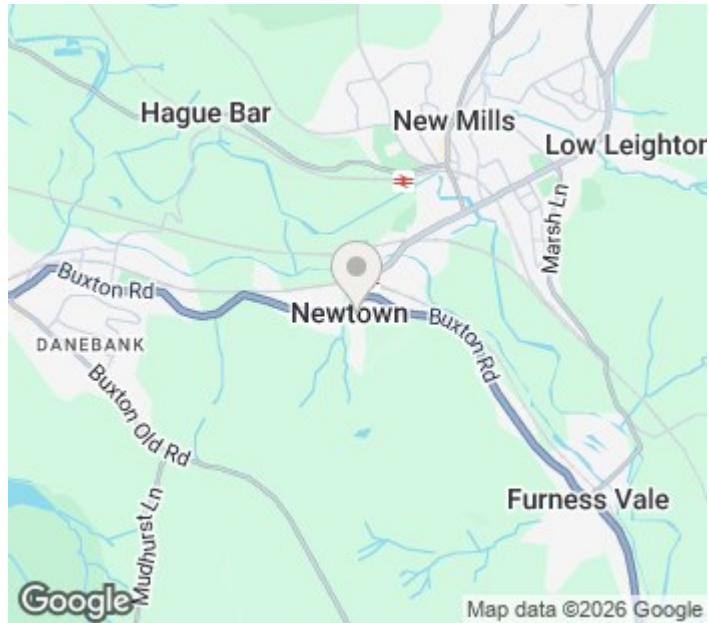


1ST FLOOR



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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.