

Simple Approach



**Lada Cottage Lower Floor A913 From Denmylne To Den Of Lindores, Den Of Lindores  
KY14 6HT**

**Offers over £93,950**

Simple Approach is delighted to present this stunning property in the picturesque area of Denmylne, this charming one-bedroom Flat offers a delightful blend of comfort and convenience. The property boasts a spacious double bedroom, perfect for relaxation and restful nights. Recently updated, the modern bathroom adds a touch of luxury, ensuring that you can move in with ease and start enjoying your new home right away.

The property is equipped with electric heating and double glazing, providing warmth throughout the year. Residents will appreciate the convenience of dedicated parking, making it easy to come and go as you please. The large back garden is a wonderful feature, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

Situated close to major cities, this property is ideal for those who wish to enjoy the peace of rural living while still having easy access to urban amenities. Whether you are a first-time buyer or looking for a cosy retreat, this house in Denmylne presents an excellent opportunity to embrace a comfortable lifestyle in a beautiful location. Don't miss the chance to make this lovely property your new home.

## Lounge

11'1" x 19'10" (3.38 x 6.07)

## Kitchen

14'6" x 9'4" (4.42 x 2.85)

## Cloak Room

2'9" x 6'2" (0.84 x 1.88)

## Bedroom

12'8" x 12'1" (3.88 x 3.70)

## Bathroom

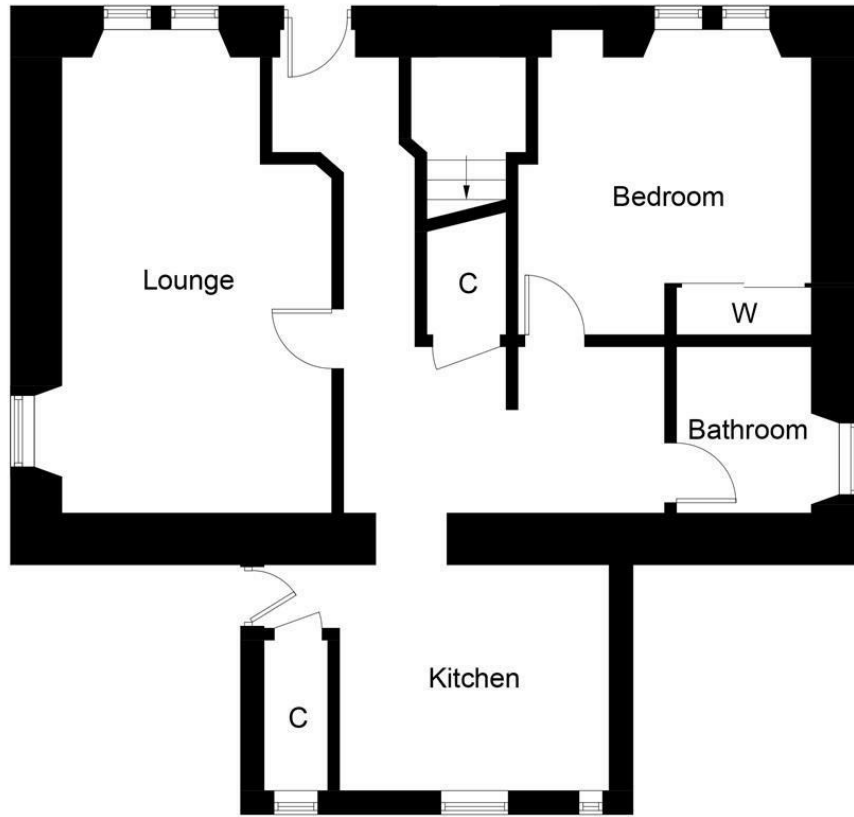
6'10" x 5'7" (2.10 x 1.71)





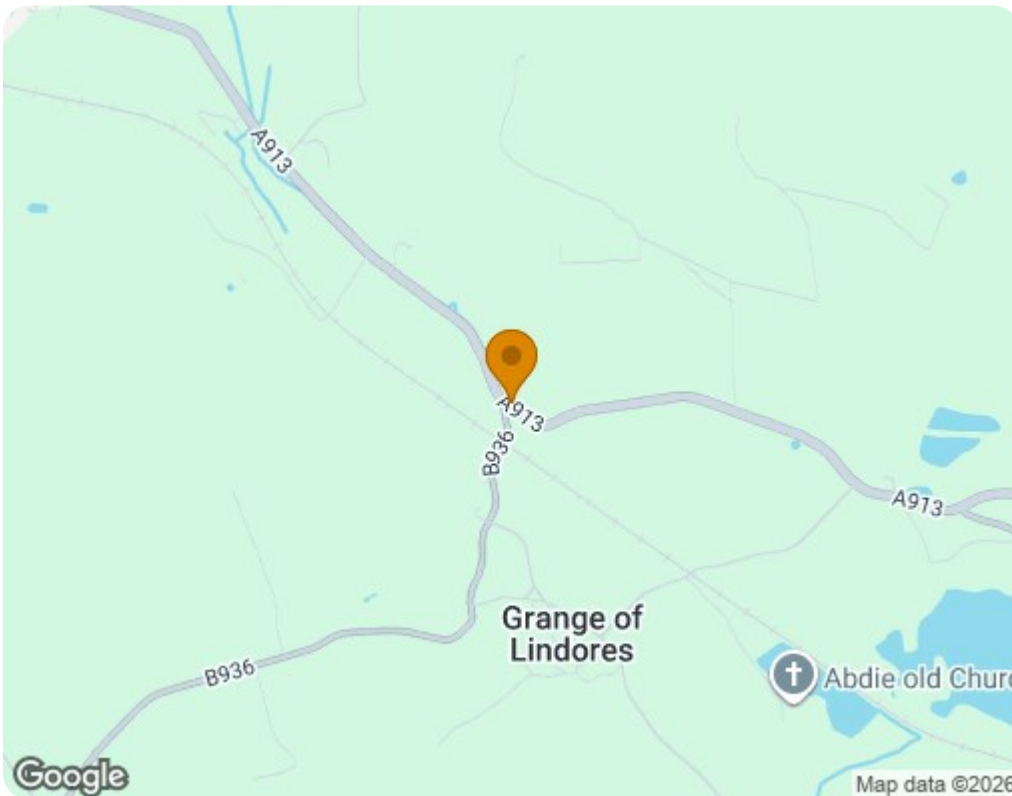
- Spacious Double Bedroom
- Resident Parking
- Do You Need A Mortgage Appointment Quickly?  
Call Simple Approach Mortgages Today!
- Move-in Condition
- Close to Major Cities
- Electric Heating & Double Glazing
- Large Back Garden





**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284929)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC