





1 Linns Cottage, Collin, DG1 3SA

Offers over £320,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Nestled in a peaceful rural setting, 1 Linns Cottage is a beautifully presented three-bedroom detached home offering spacious accommodation, excellent outdoor space and stunning countryside views.

The home features a generous private driveway providing ample parking and access to two detached garages, ideal for vehicles, storage or workshop use. Presented to the market in walk in condition viewing is essential.



GARDEN ROOM- 6.85M X 3.61M

Two ceiling lights, wooden flooring, large surrounding windows, door to hallway and bedrooms, central heating radiator with thermostat.



HALLWAY- 4.32M X 2.16M

Ceiling light, fitted carpet, central heating radiator with thermostat, doors to bedrooms, living room & kitchen.

BEDROOM 1 – 4.43M X 2.29M

Ceiling light, fitted carpet, central heating radiator with thermostat, window to rear with horizontal blinds.



BEDROOM 2- 2.72 X 3.59M

Ceiling light with shade, fitted carpet, fitted wardrobes with sliding door, window to rear with horizontal blind, central heating radiator with thermostat.

KITCHEN- 5.13M X 2.32M

Ceiling light, vinyl flooring, wooden wall & base units with black stone effect worktop. Window to side with horizontal blind stainless-steel sink with drainer & mixer tap, space for dishwasher. Integrated oven with hob & extractor fan. Central heating radiator with thermostat.

PORCH- 3.64M X 2.15M

Ceiling light, fitted carpet, large surrounding windows to garden, space for washing machine/ tumble dryer.

SHOWER ROOM- 0.94M X 2.10M

LED ceiling spotlight, vinyl flooring, WC & wash hand basin, walk in shower with glass screen, fitted vanity cabinet.

LIVING ROOM- 4.32M X 3.69M

Ceiling light with shade, coving, laminate wooden flooring, window to rear with curtains & curtain pole. Central heating radiator with thermostat, log burner with stone hearth and wooden mantle.

BEDROOM 3- 2.71M X 4.21M

Two ceiling lights, two Velux windows, fitted carpet, central heating radiator with thermostat.

BATHROOM- 1.66M X 2.16M

Ceiling light with shade, vinyl flooring, bath, WC & wash hand basin, Velux window to rear.

GARDEN

Lawn and patio area with outdoor log cabin. Drying green.







NOTES

Private driveway

Two garages

Double glazed windows

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.











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