



RE/MAX
Real Estate Centre



THE NEUK COTTAGE

Main Street, Inchtute PH14 9RN

Offers Over £230,000

- Large Semi-Detached Family Home
- Unique and Full of Character
- Easy Walking Distance to All Village Amenities
- Large Open Plan Living and Dining Room
- 4 Spacious Bedrooms
- Modern and Generously Proportioned Kitchen
- Modern Family Bathroom and Spacious Shower Room
- Easy Access onto the A90 Highway to Dundee and Perth
- Gas Central Heating and Double Glazing
- Council Tax Band D



PRS
Property Redress Scheme

The charming and idyllic village of Inchtute is located within the beautiful and scenic Carse Of Gowrie area which stretches between Dundee and Perth. A mere ten minute drive to nearby Dundee, together with easy access onto the A90 allows Inchtute residents to enjoy quiet country life, whilst still enjoying all the benefits and amenities that the nearby cities of Perth and Dundee have to offer. Excellent nursery and primary schooling within the village and secondary state schooling in Perth, together with a number of local private schools which include Dundee High, Kilgraston, Strathallan and Glen Almond, leaves residents spoilt for choice. Amenities within the village include a hotel, primary school, sports facilities, church, supermarket and the numerous parks, walking trails, greenbelt areas and children's playgrounds further add to the charm and attraction of this peaceful and tranquil oasis. This family home is located in the Main Street of Inchtute and therefore within easy walking distance of all village amenities.

Seldom found, highly sought after and a home that definitely offers something different! Filled with original charm and character, this modern country style cottage is the size of a spacious family home rather than a cottage! Retaining many original features, the exposed wooden beams and deep bay windows combine with large modern open plan living areas that are perfect for both entertaining and family living. Located on ground floor level is a large double bedroom currently utilised as a children's playroom and which is adjacent to a modern and spacious shower room featuring a walk-in shower. This forever home is perfect for those preferring to live on one level either now or in time to come. Living accommodation comprises of a spacious entrance hall with tiled flooring leading through to a large open plan living area comprising of living room with multi-fuel burning stove, dining room and large open plan kitchen featuring a five plate gas hob, electric fan assisted oven, integrated wine cooler and numerous wall and base fitted cupboards providing an abundance of both cupboard and counter space. Exposed wooden beams, Velux windows and double French doors leading out into the garden further add to the charm and character of this delightful home. Furthermore an additional utility area at the end of the hallway completes the downstairs accommodation.

Upstairs accommodation consists of three spacious bedrooms all featuring exposed wooden beams and all with inset Velux windows to allow in an abundance of light. Bedrooms comprise of a delightfully spacious master bedroom, a further double bedroom and a single bedroom. Numerous fitted wardrobes in the upstairs hallway area provide more than enough storage, and a modern family bathroom completes the upstairs accommodation. This property benefits from gas central heating, a combination of double glazed and sash and case windows.

Outside, the private and secure, fully enclosed garden area is divided into a grassed garden area, a patio area and driveway parking, all of which is surrounded by timber fencing. All in all, this is certainly a unique and extraordinary home which is the very definition of value for money.



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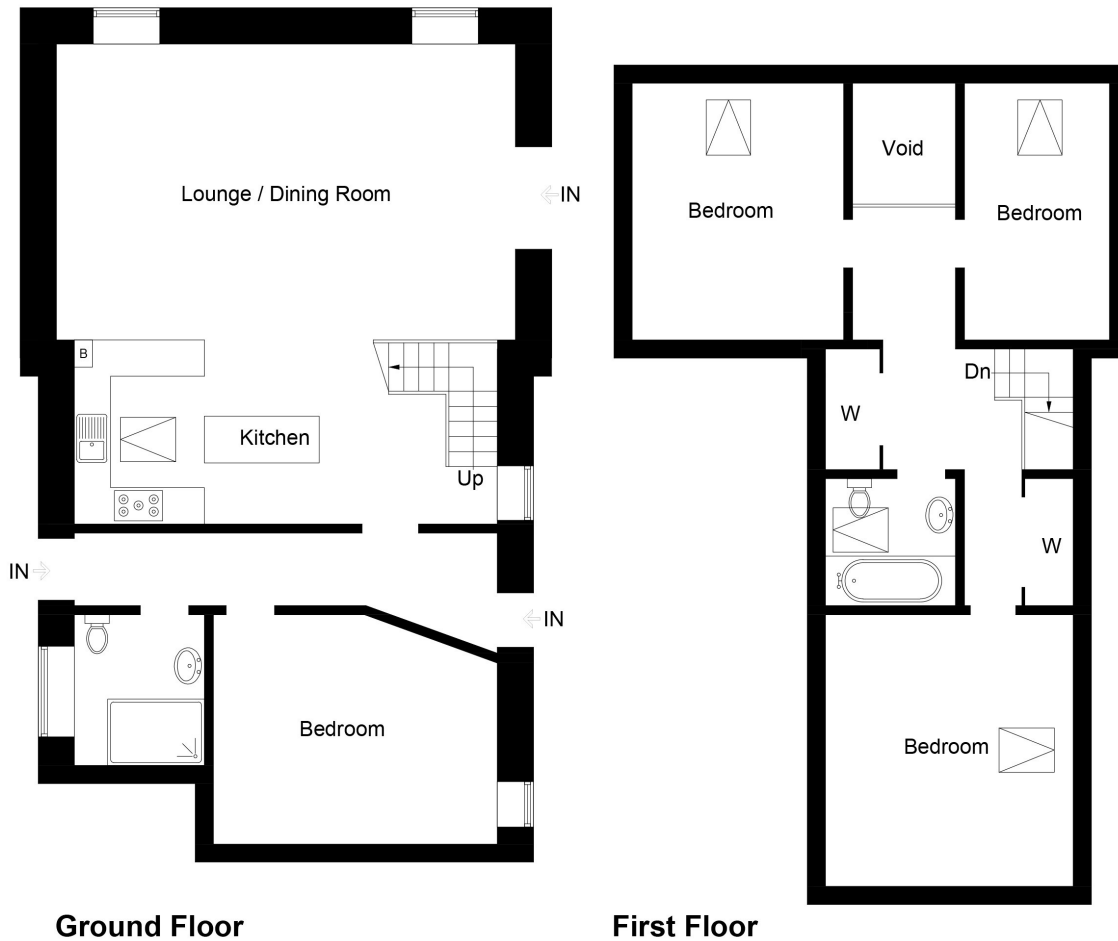
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DIMENSIONS

(All measurements are approximate)

Entrance Vestibule	1.44m x 1.97m (4'9" x 6'6")	Bedroom 1	4.36m x 4.1m (14'4" x 13'5")
Entrance Hallway	1.26m x 4.75m (4'2" x 15'7")	Bedroom 2	2.39m x 4.27m (7'10" x 14'0")
Bedroom 4/Playroom	3.68m x 4.86m (12'1" x 15'11")	Bedroom 3	3.16m x 3.8m (10'4" x 12'6")
Shower Room	2.17m x 2.14m (7'1" x 7'0")	Bathroom	1.92m x 1.95m (6'4" x 6'5")
Kitchen / Living Room / Dining Room	7.84m x 7.19m (25'9" x 23'7")		



Sale includes all light fittings and lamp shades, all fitted floor coverings, all curtain rods and rails, all integrated kitchen appliances, all blinds and curtains and the garden shed.

Thinking of Selling? RE/MAX Real Estate Centre Dundee would be happy to provide you with a FREE valuation of your property at your convenience.

"Nobody in the world sells more property than RE/MAX"

Whilst every effort has been made to ensure that the information contained within this Schedule of particulars is accurate, all measurements have been taken using a sonic tape measure, and therefore, may be subject to a small margin of error, and are given as an indicative, approximate size only. Prospective purchasers should make their own enquires- no warranty is given or implied. Movable items or electric goods illustrated are not included in the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable any heating system.

This schedule is not intended to and does not form a contract.
Viewing details by appointment through RE/MAX Real Estate Centre Dundee 01382 597 688

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