



# Thistle Cottage,

| Kirkton Of Auchterhouse | DD3 0QS

**Thorntons**   
The right way to move





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## Description

Exceptional opportunity to purchase this extended and deceptively spacious detached cottage which affords stunning southerly views.





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Auchterhouse features its own primary school and Sidlaw Hills' walks, whilst nearby Muirhead benefits from: essential shopping, doctors surgery, bowling club and a village hall. Nearby Dundee has all the amenities expected from a major centre.

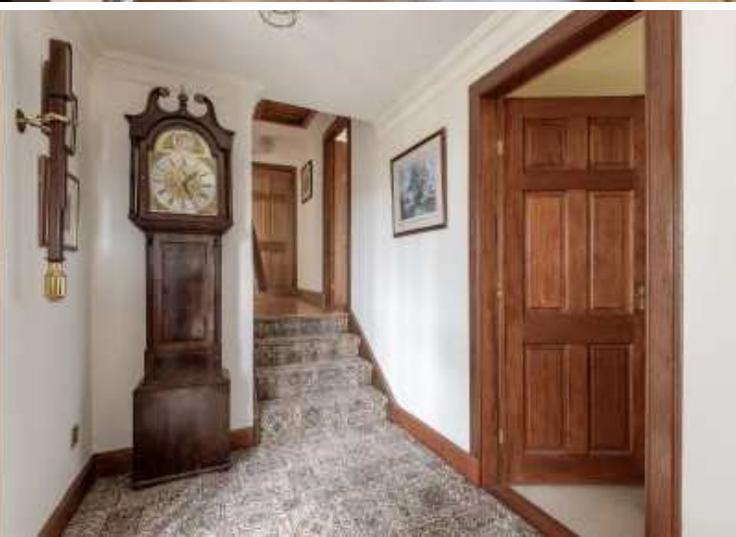
This comfortable family home comprises: sun porch, hallway, dual aspect lounge, dining room, and a contemporary fitted kitchen/dining. There is a fully tiled shower room and four good-sized double bedrooms. The impressive list of attributes includes: double glazing, central heating, remotely controlled "Velux" windows, oil fired "Rayburn" stove, wood panelled interior doors, integrated oven, microwave, oven, fridge, freezer and dishwasher.

Externally the property is accessed via twin electronic gates which leads to a large "Monobloc" driveway (the adjacent property has a 3m right of access) and garage which has power, light and water. There is a further area of ground which could be suitable for the erection of a double garage. The garden is predominately south facing with small lawn, patio, mature borders and greenhouse.

This adaptable home offers well-proportioned accommodation with magnificent views and early viewing is to be highly recommended. EPC - D.









Lounge	21'0 x 15'0	6.40m x 4.57m
Dining	12'6 x 9'2	3.81m x 2.79m
Sun Porch	6'0 x 4'6	1.83m x 1.37m
Kitchen	14'0 x 14'0	4.27m x 4.27m
Shower Room	8'0 x 5'6	2.44m x 1.68m
Bedroom 1	14'1 x 11'0	4.29m x 3.35m
Bedroom 2	13'1 x 11'7	3.99m x 3.53m
Bedroom 3	11'9 x 10'6	3.58m x 3.20m

