



Thorntons



Sportsman's Lodge, Purgavie,
Lintrathen, By Kirriemuir, DD8 5HZ



Enjoying panoramic views from the deep casement style windows across surrounding open countryside, this detached stone built Cottage of immense character has been extensively refurbished to provide exceptional accommodation all on one floor level.

The subjects are in stylish decorative order and benefit from open plan lounge/dining area with recently fitted kitchen, 2 double bedrooms and modern bathroom suite. All floor coverings, blinds and integrated ceramic hob, oven and extractor hood are included. Some items of furniture are available by separate negotiation. In addition to the living accommodation there are ample storage facilities within the attic area.

Externally there are good sized gardens surrounding the property with the long driveway to the side providing parking and access to the stone chipped courtyard. To the east side of the property is a further driveway and large enclosed area of lawn with mature trees and shrubs. The stone built outhouse to the rear is currently used for storage facilities and has Outline Planning permission to convert into a detached cottage.

The subjects are situated close to the Angus and Perthshire boundaries which offer a full range of popular outdoor pursuits including bird watching, mountain biking, hill climbing and fishing. Further services including schools and shops are within easy access at Kirriemuir.

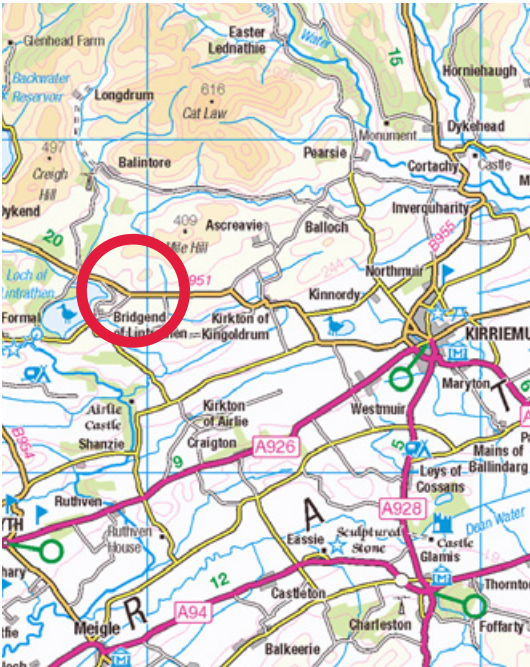
Early viewing is highly recommended.

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Room Dimensions

Open Plan Lounge/Dining Kitchen	18'5 x 14'8	(5.61m x 4.47m)
Bedroom 1	14'10 x 9'10	(4.52m x 3.00m)
Bedroom 2	11'10 x 8'7	(3.61m x 2.62m)
Bathroom	11'10 x 5'4	(3.61m x 1.63m)



Illustrative only. Not to scale.



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1 Public



Off Street
Parking



2 Bed



EPC Rating



1 Bath

Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.