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Lilac Cottage, Kirkinch
| Meikle | PH12 8SL



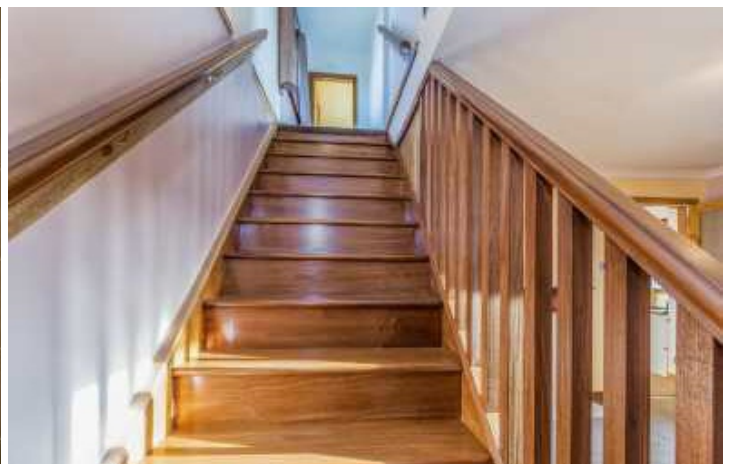
Lilac Cottage, Kirkinch

| Meigle | PH12 8SL

Offers Over £169,000

Situated within the small rural village of Kirkinch, a short drive from Meigle, is this attractive stone build detached cottage. The cottage is set within extensive garden grounds to the front mainly laid to lawn. The house is entered into a bright and welcoming sun porch and this leads through to the inner hallway. There is a double bedroom to the rear which can be flexible in its use along with stylish fitted kitchen which has been recently upgraded throughout with a range of wall and base units and integrated hob, oven and chimney hood. The lounge is bright with feature fireplace and solid wood staircase to the upper level.

Upstairs there are two good sized double bedrooms and a family bathroom which has also been recently upgraded with a contemporary suite and coordinating wall and floor tiling. Outside there is also private parking and storage shed. Kirkinch is an ideal commuter hamlet allowing easy access to Dundee, Perth and Forfar with Meigle offering a range of everyday amenities and primary schooling. Early viewing recommended.



- Traditional Detached Cottage
- Bright Sun Porch
- Lounge
- New Fitted Kitchen
- 3 Double Bedrooms

- New Family Bathroom
- Large Gardens
- Driveway with Parking
- Village Location
- EH & DG. EPC-D





Lounge	12'5 x 11'2	3.78m x 3.40m
Kitchen	12'3 x 9'7	3.73m x 2.92m
Bedroom 3	1'8 x 10'2	0.51m x 3.10m
Sun Porch	12'2 x 6'2	3.71m x 1.88m
Bedroom 1	14'9 x 11'4	4.50m x 3.45m
Bedroom 2	10'6 x 9'9	3.20m x 2.97m
Bathroom	8'3 x 5'10	2.51m x 1.78m

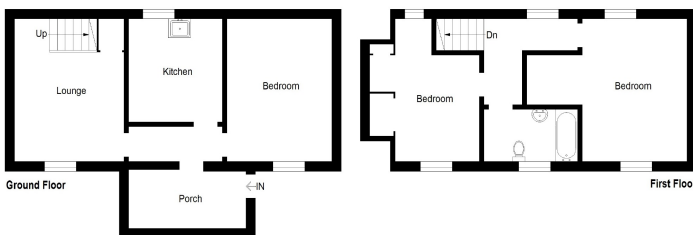


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