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Property Description

Birch Cottage is a detached and extended bungalow that is fully double glazed, has oil fired central heating, double glazing and is connected to a waste water treatment system that has a six person capacity. Occupying a plot that extends to approximately 0.35 acres within an enviable position on the periphery of the village yet within easy walking distance of the local amenities including the primary school, this property presents the opportunity for purchaser to take on a renovation project or, subject to gaining the relevant warrants and permissions, could hold potential for demolition and re-building of a dwelling to the purchasers own design. The current accommodation comprises an entrance vestibule, a hallway and there is a double aspect lounge with open fireplace. In addition there is a family bathroom with WC, wash hand basin, a bath and tiled shower cubicle, a fitted kitchen with wall and base mounted units with worktops, a one and a half bowl stainless steel sink drainer with mixer tap, plumbing for a washing machine and which has integral appliances consisting of a fridge freezer, a dishwasher, an electric oven and an electric hob with extractor over. Completing the accommodation are three bedrooms, two of which having fitted wardrobes. The garden grounds are mainly laid to grass whilst there is a patio area that can be accessed via the lounge. Located within the garden is timber shed that is included in the sale.

Rooms & Dimensions
Entrance Vestibule
Approx 2.02m x 1.31m
Lounge
Approx 4.86m x 2.90m
Bathroom
Approx 2.31m x 3.22m
Kitchen
Approx 3.55m x 3.38m
Bedroom One
Approx 3.70m x 4.06m
Bedroom Two
Approx 3.79m x 3.32m
Bedroom Three
Approx 3.00m x 3.72m

