



ROLLOS

13 BURNSIDE COTTAGE

KINGLASSIE KY5 OXN

13 BURNSIDE COTTAGE, KINGLASSIE, KY5 OXN

OFFERS IN THE REGION OF £145,000

- Impressive semi detached property
- Superb open rural aspect to the rear
- Fitted kitchen
- Lounge & Dining room
- Vestibule, hallway
- Shower room
- Three bedrooms one with nursery
- Driveway & Garage
- Garden grounds

Number thirteen is a semi- detached property which has been extended creating a spacious family home.

A side door with side glazed pane leads into the kitchen.

The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. The slot in cooker, and washing machine will be included. Deep walk-in cupboard. Window to the rear.

An archway leads through to the dining room which offers three windows to the front. From this room a staircase leads to the upper level.

The lounge offers a three paned window to the rear offering open rural views. Feature fireplace with gas fire. Press with louvre doors.

The shower room is fitted with a w.c., wash hand basin set on a pedestal and corner shower cubicle with mixer shower. Wet wall. Opaque window.

The first bedroom offers a three paned window to the front. Two double storage wardrobes with louvre doors.

A door from the hallway leads into the entrance vestibule.

A timber staircase leads to the upper level

The second bedroom offers a window to the rear offering open views. Beyond there is a further area which could be used as a nursery. Velux. Laminate.

The third bedroom offers a window to the rear. Two storage wardrobe.

There is a gas fired central heating system and all windows are double glazed.

To the front of the property there is an area of garden which is laid out for ease of maintenance.

To the side of the property there is a driveway offering private parking for several vehicles.

The garden to the rear borders open farmlands. There is an area laid to lawn, as well as an enclosed section with timber shed. Additional timber shed.

Concrete sectional garage.



ROOM SIZES

Breakfasting kitchen	3.99 x 2.48 (13'1" x 8'2")
Dining room	3.52 x 3.86 (11'7" x 12'8")
Lounge	4.06 x 3.49 (13'4" x 11'5")
Shower room	1.95 x 2.71 (6'5" x 8'11")
Bedroom	3.23 x 3.99 (10'7" x 13'1")
Bedroom	3.84 x 3.15 (12'7" x 10'4")
Nursery beyond	3.39 x 2.45 (11'1" x 8'0")
Bedroom	2.93 x 3.23 (9'7" x 10'7")





INCLUDED

All fitted carpets fitted floor coverings, slot in cooker, washing machine and two timber sheds will be included in the marketing price.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

VIEWING

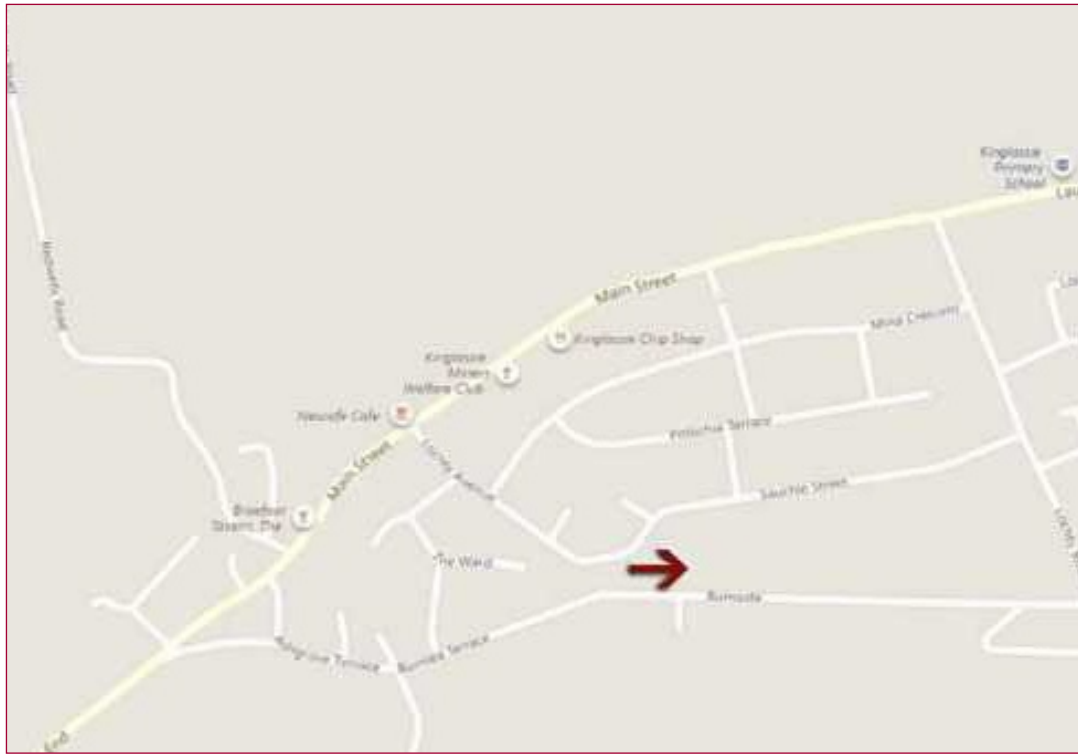
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COUNCIL TAX BAND C

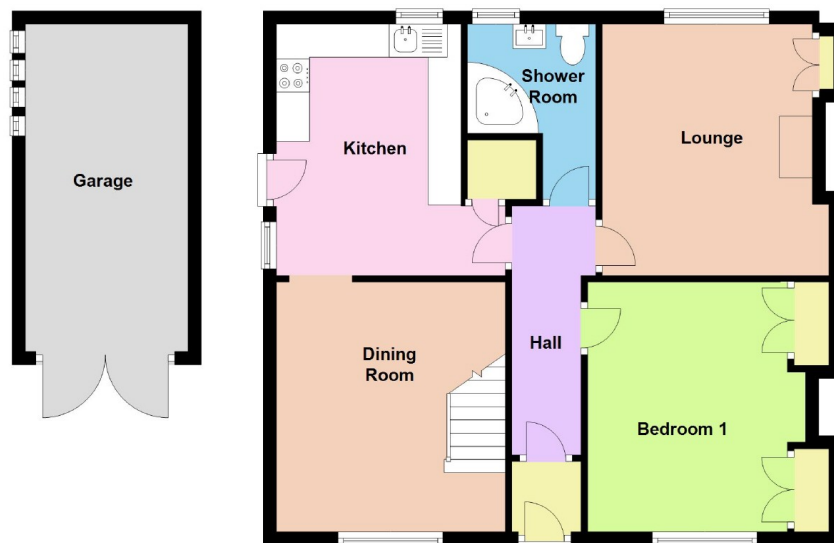
EPC RATING E

FLOOR AREA 97sq m

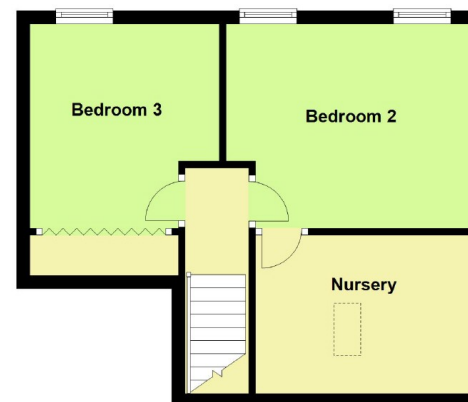




Ground Floor, demonstrative only



First Floor, demonstrative only



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