



Hawthorne Cottage,
| Kirkton Of Balmerino | DD6 8SA





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Description

Unique opportunity to purchase this charming detached cottage with annex located in the highly desirable hamlet of Balmerino. Located on the south shore of the River Tay this quaint hamlet features an historic abbey plus direct access to coastal and woodland walks.





Description

The location is within an easy drive to both Dundee and St Andrews both offering a diverse range of cultural, consumer, retail, leisure and sporting amenities. There is a mainline railway stations to be found in both Dundee and Leuchars with regular connections to Edinburgh and the South of England. Dundee also benefits from a domestic airport with direct flights to London Stanstead.

Hawthorne Cottage as been fashioned by integrating three cottages to create a large L-shaped property of immense character and distinction. The adaptable accommodation comprises: vestibule, garden room, lounge with wood burner, shelved study, sun lounge, dining room with wood burning stove, large farmhouse style kitchen/breakfast room, useful utility, upper bedroom/study with exceptional views down the Tay valley, period bathroom and further double bedroom. The self contained annex which as a separate access if required features: lounge, kitchen, shower room and a double bedroom. The comprehensive list of attributes includes: part double glazing, oil fired central heating, wood burning stoves, natural stone wall in dining, natural wood doors and gas range in the kitchen. There is a sympathetic blend of marble, flagstone and oak flooring throughout. EPC E.

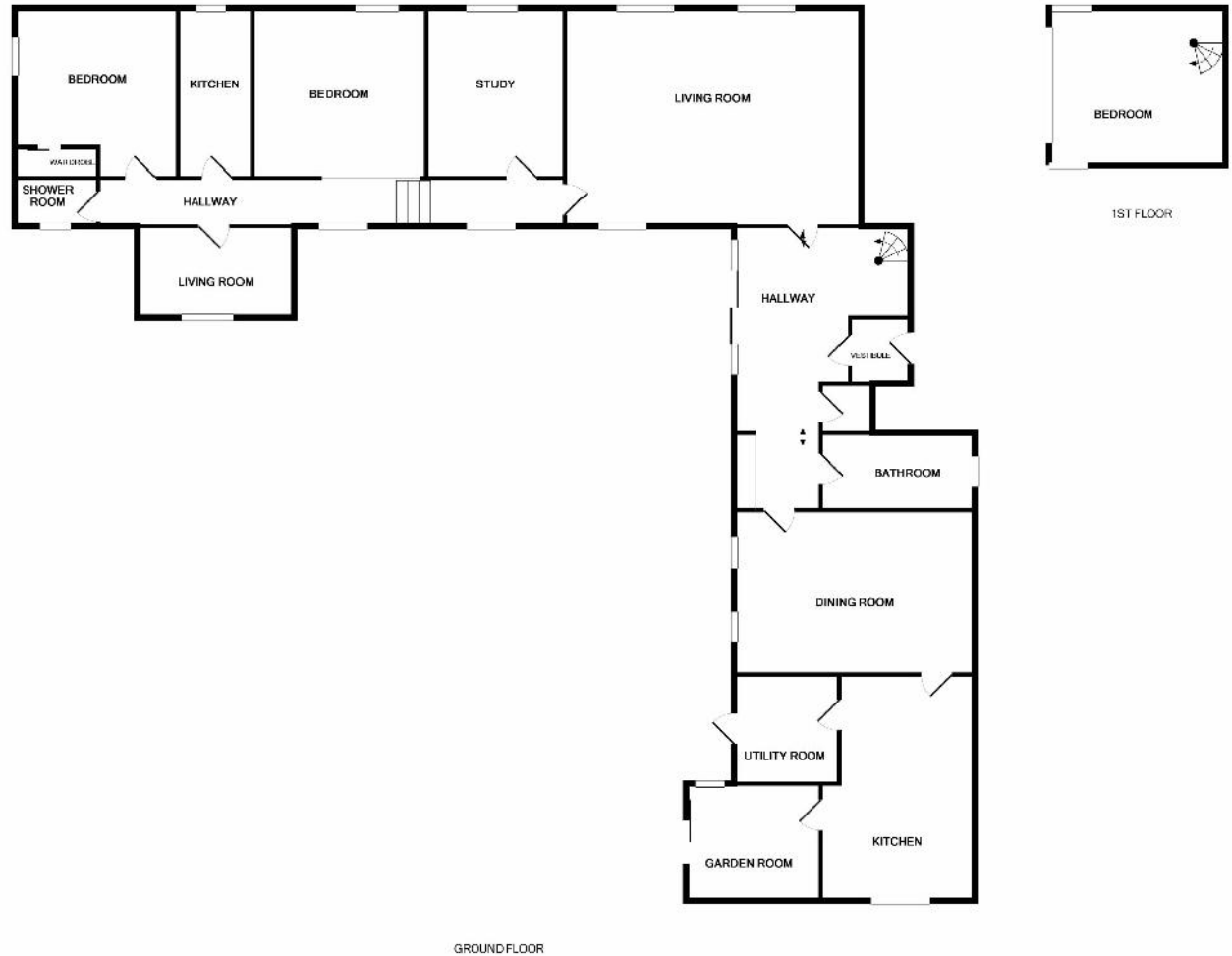
A major attraction of this property is the well stocked, mature cottage garden which most rooms overlook. The garden comprises: water feature, BBQ area, strategically situated patio/sitting areas, rockery, lawns, produce area, fruit trees, rare plants and shrubs throughout. There are also three useful out buildings, greenhouse and summer house.

Vehicular needs are catered for by a small private driveway and double garage which is located about 100yds to the west. This delightful cottage will suit the family or multi-generational buyer due to the flexible nature of the accommodation









We have every attempt to ensure the accuracy of the floor plan but we have no responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan does not show any other buildings or structures and no guarantee is given as to the accuracy of the information shown. (c) 2019