

1 East Blair Cottage , Glenfarg, PH2 9QL
Offers Over £320,000

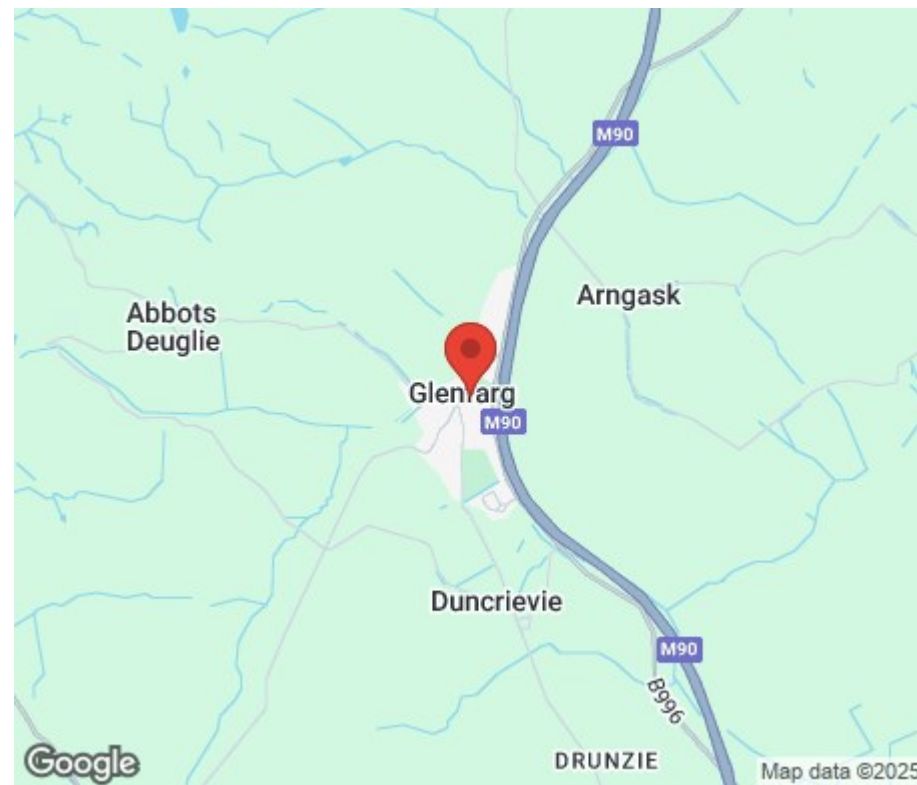






1 East Blair Cottages is an excellently presented detached bungalow ideally located in a semi-rural location on the outskirts of Glenfarg. This property boasts an idyllic setting surrounded by open countryside, with remarkable wildlife on your doorstep with regular visits from red squirrels and pheasants. Access is given to the front into an entrance vestibule with storage and access to a w.c, the entrance vestibule leads to an inner hallway which has three further good-sized storage cupboards and doors leading to all accommodation. The spacious lounge is located at the front with picture window making the most of the spectacular viewings. The kitchen is brightly presented with ample units at base and wall levels, integrated appliances and is open plan with a spacious dining room. The dining room acts as an extension to the kitchen with further units and has space for a large dining table. This room offers a great deal of natural light with windows and French door overlooking the rear garden and the views beyond. Three good sized bedrooms and a modern shower room complete the accommodation. Externally this property is set in mature garden grounds with driveway leading to an attached single garage with secure unit providing an ideal office space if required. There is an additional car port at the bottom of the garden with gated access to the garden.





Extras included in the sale
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Extras by separate negotiation
The Range style cooker and washing machine are available by separate negotiation.

Viewings
Viewings are strictly by appointment by calling Morgans.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation,







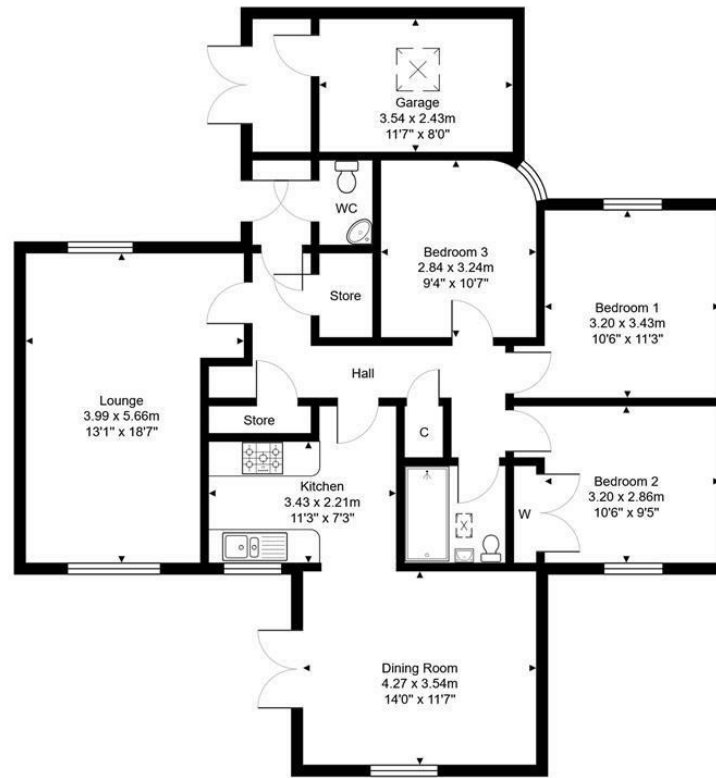
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Total Area: 111.3 m² ... 1198 ft²

All measurements are approximate and for display purposes only

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Ground Floor

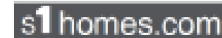


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.