



Morgans

PROPERTY

Corner Cottage , Powmill, FK14 7NW  
Offers Over £270,000







Located in a picturesque setting, this charming 19th-century detached cottage offers a delightful blend of character and charm. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The lounge has a wood-burning stove and exposed beams, creating a warm and welcoming atmosphere. The farmhouse style kitchen has ample storage with Belfast sink and window overlooking the rear garden. The upper level offers two double bedrooms, making it an ideal choice for couples or small families. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this cottage is its enviable plot of around 0.45 of an acre, which not only offers stunning countryside views but also presents an exciting opportunity for expansion (previously outline planning permission was granted for a 4 bedroom dwelling). The picturesque garden is an ideal space for gardening enthusiasts with lush lawns, adorned with stocked borders and detached outbuildings. This delightful cottage is not just a home; it is a lifestyle choice, offering the tranquillity of rural living while remaining accessible to local amenities.





## VIEWINGS

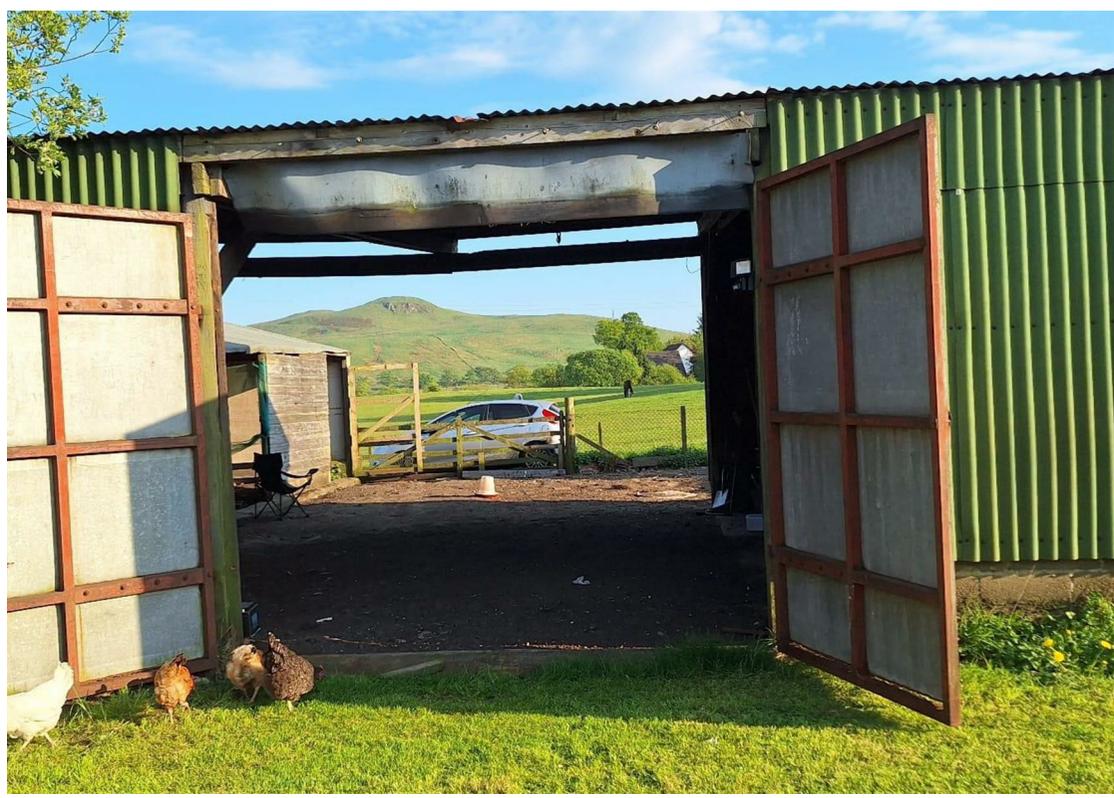
Viewings are strictly by appointment through Morgans.

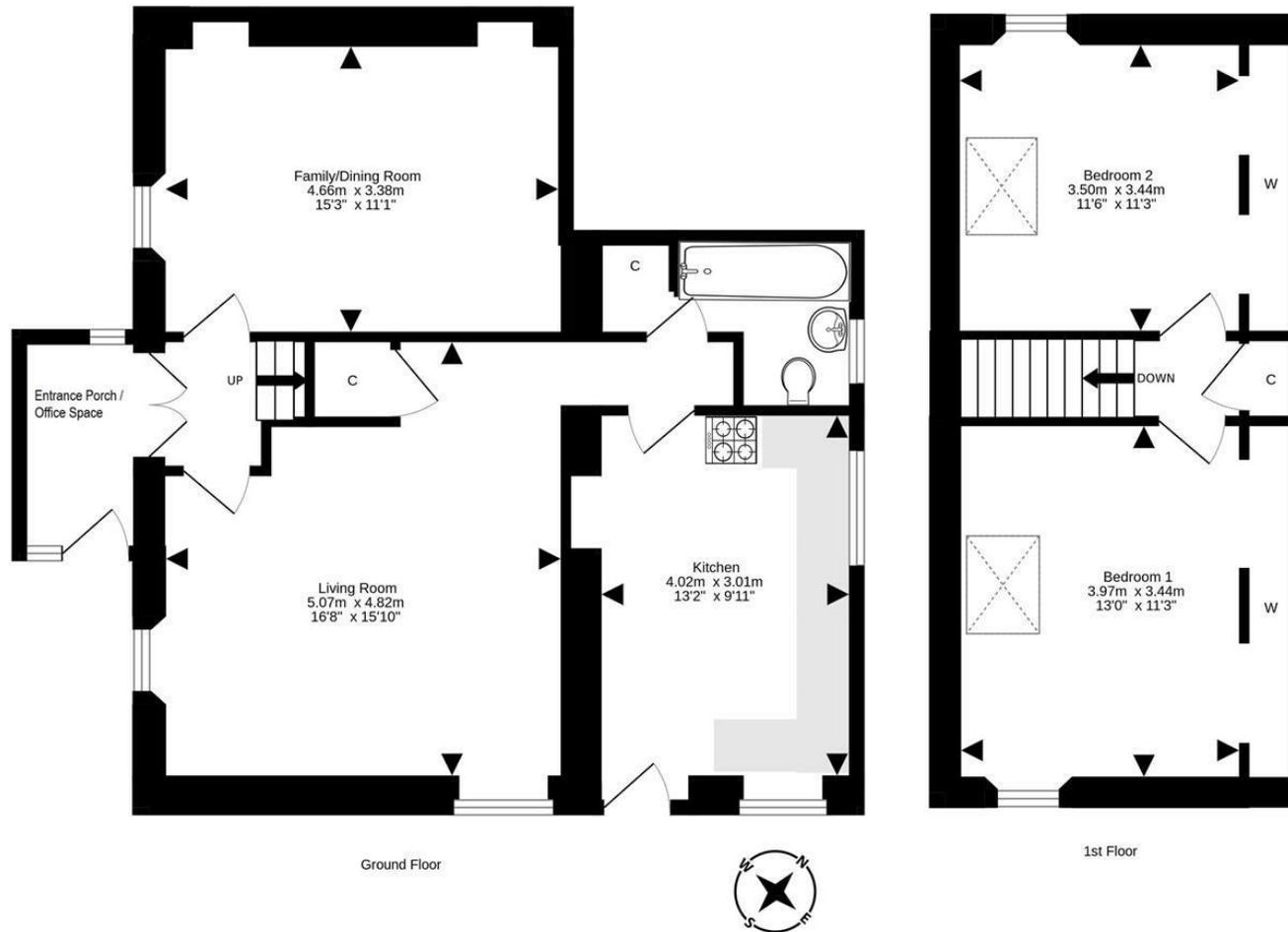
## EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings will be included in the sale.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.