

# ferguson young

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## £250,000

*7 the Old School House, Piece, Carnkie, TR16 6SF*



- TWO DOUBLE BEDROOMS
- CONVERTED SCHOOL
- KITCHEN WITH INTEGRATED APPLIANCES
- ELECTRIC HEATING
- MASTER BEDROOM ENSUITE
- RURAL OUTLOOK
- GARDENS TO THREE SIDES
- PARKING FOR TWO VEHICLES

A beautifully presented and well-appointed property that is part of the former school at Piece. The property retains many original features but has been designed to provide a modern environment with a good level of finish. There is a wide entrance hall with under stairs storage and facility for a tumble dryer, Kitchen with built in appliances including dishwasher, Lounge/Diner with far reaching views over countryside, Master Bedroom with ensuite shower room, Second Double Bedroom, and a Family Bathroom/WC. There is a well landscaped garden to the rear with terraced area, shed and lawned area, side garden with raised bed and front garden with further raised beds. The property is double glazed and is warmed by modern electric heating. There is off road parking for two vehicles to the rear with access to the rear garden. EPC: D.



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Approached via a gated access to the rear garden with path leading to a double glazed door opening to:-

## ENTRANCE HALL

There are stairs rising to the first floor with built in cupboard beneath with provision for a tumble dryer, doors to the kitchen/breakfast room, lounge/dining room and cloakroom/WC.

## CLOAKROOM/WC

There is a close coupled WC, wash hand basin and extractor.

## LOUNGE/DINER

16'10" x 12'3" (5.13m x 3.73m)

A generously proportioned room with large double glazed window to the front affording far reaching views over countryside. There is a wall mounted pebble type electric heater, electric panel heater and a TV aerial point.

## KITCHEN/BREAKFAST ROOM

12'4" x 11'3" (3.76m x 3.43m)

A modern kitchen with a range of eye level and base units with work surface over and inset 1 and a half bowl stainless steel sink, inset electric hob with extractor over, built in electric oven, breakfast bar, built in dishwasher, washing machine, microwave, integrated fridge freezer and a double glazed window to the side.

## FIRST FLOOR

## LANDING

There are doors to both bedrooms, the Bathroom/WC and an airing cupboard housing the hot water storage cylinder.

## MASTER BEDROOM

13'5" x 12'2" (4.09m x 3.71m)

A well-proportioned master bedroom with built in triple wardrobes, TV aerial point, panel heater, double glazed window to the front and a door to:-

## EN-SUITE SHOWER/WC

There is a close coupled WC, wash hand basin set in a vanity unit, extractor and a quadrant shower enclosure.

## BEDROOM TWO

14'8" MAX x 10'6" (4.47m x 3.20m)

There is a double glazed window to the rear, electric panel heater, TV aerial point and a large built in storage cupboard.

## BATHROOM/WC

A modern suite comprising of a "P" shaped bath with thermostatic mixer shower over, close coupled WC, wash basin set in a vanity unit, heated towel rail, sky light window and a double glazed window to the side.

## OUTSIDE

## FRONT GARDEN

Laid to slate chippings for ease of maintenance and bounded by walling with a gated access to the front.

## SIDE GARDEN

Laid to slate chippings for ease of maintenance with raised planters and bounded by walling.

## REAR GARDEN

Bounded by walling and fencing with a large patio area, further lawned area, garden shed, slate chipped area and gated access to the parking area.

## OFF ROAD PARKING

There is a stone chipped parking area to the rear with parking for two vehicles immediately outside the rear access gate.

## ENERGY EFFICIENCY RATING

This property has been rated as D (60) with a potential rating of B (89).

