



Cotton of Inchock Cottage

Inverkeilor, Arbroath, Angus, DD11 5SN

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Ingram**

Introduction

Cotton of Inchock Cottage is an attractive one storey cottage constructed of random sandstone, under a pitched slate roof, with a rendered extension to the rear.

The property sits within a generous yet easily managed garden, with parking space for two vehicles.

Agents Note - Photographs taken July 2025.



Interior

Upon entering through the front door, you are welcomed into a well-appointed kitchen featuring a range of wall and base units, a sink, an electric cooker, a standard-sized fridge freezer, and plumbing for a washing machine. From the kitchen, a hallway provides access to the rest of the home.

The bathroom is located off the hallway and includes an electric shower over the bath with wet wall panelling, a washbasin with built-in storage, a heated towel rail, and a WC.

Opposite the kitchen is the smaller of the two bedrooms, offering pleasant south-west facing views. Continuing along the hallway, you'll find the master bedroom, which benefits from fitted wardrobes—housing the gas boiler—and ample space for additional furnishings.

Across from the master bedroom lies the comfortable living room, which leads into a spacious conservatory. This bright and airy space enjoys lovely views over the garden and surrounding countryside, making it an ideal spot to relax and unwind.



Exterior

The property is set within a generous, fully enclosed garden that offers both privacy and ease of maintenance. Predominantly laid to lawn, the garden is framed by well-established shrub borders. This outdoor space provides an ideal setting for relaxing, entertaining, or enjoying family time in the fresh air.

Adjacent to the main residence, you'll find a practical store and a separate workshop—perfect for hobbies, DIY projects, or additional storage needs.

To the front of the property, there is convenient off-street parking available for two vehicles.







Location

Cotton of Inchock Cottage lies to the south east of the village of Inverkeillor, and is situated within close distance to the A92 which connects the property to the local towns of Arbroath and Montrose, as well as the city of Dundee. The surrounding countryside comprises rolling agricultural land.

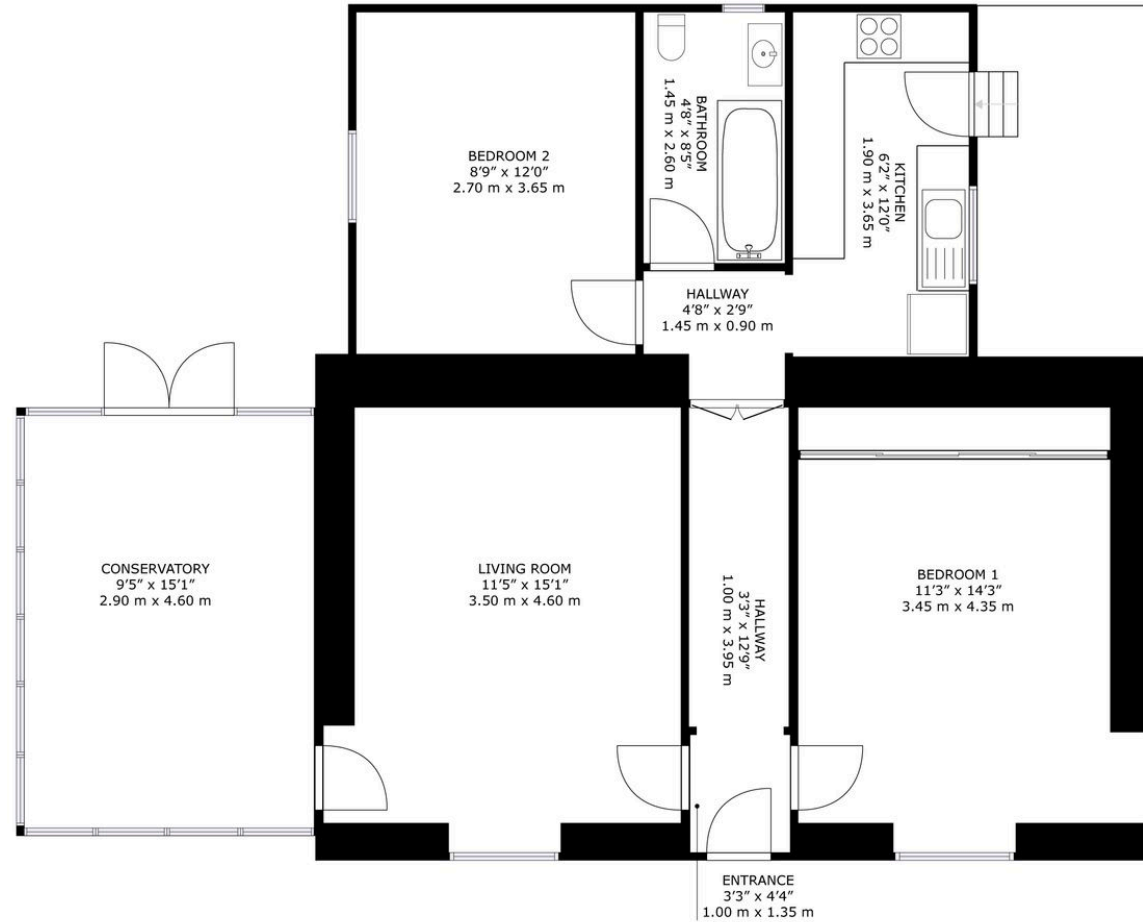
Located on the Angus Cycle Network and with easy access to the well-known beach at Lunan Bay, Cotton of Inchock Cottage is very well placed for those who wish to enjoy the range of outdoor pursuits offered in Angus.

Primary schooling is available in Inverkeillor and secondary schooling is available in Arbroath along with, shopping and leisure facilities. Dundee lies 21 miles to the south west and offers all the services expected of a city including renowned cultural facilities such as the V&A museum and two universities. There is a mainline railway stations at Dundee, including a sleeper service. There are daily flights from Dundee Airport to Heathrow.



Plans

70.6 sq.m.



The Cottage, Cotton of Inchock, Inverkeillor, Arbroath DD11 5SN

GROSS INTERNAL AREA
TOTAL: 760 sq.ft, 70.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

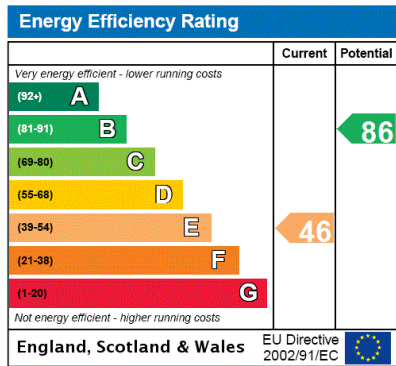
Details

Local Authority
Angus Council

Council Tax
Band = C

EPC
EPC Rating = E

Cotton of Inchock



Services & Additional Information

Mains water and electricity. Drainage to a septic tank. Full central heating from an LPG gas supply. Double glazed throughout. Viewings strictly by appointment.

Viewings

Strictly by appointment via Bell Ingram, Forfar, Manor Street, DD8 1EX
forfar@bellingham.co.uk
01307 462516

Inverkeilor, Arbroath, Angus, DD11 5SN

Offers Over £175,000



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