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**ALMA COTTAGE, BUCKLERSHEAD, KELLAS,  
DD5 3PD  
OFFERS OVER £225,000**

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**HOME REPORT VALUATION**    **£225,000**

**EPC RATING**

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Set within a generous plot in the peaceful semi-rural hamlet of Bucklershead, between Kellas and Wellbank, Alma Cottage is a substantial four-bedroom detached villa offering spacious and versatile family accommodation, mature garden grounds, garage facilities and excellent scope for modernisation. Surrounded by beautiful countryside, scenic walks and a welcoming local community, the property enjoys a tranquil setting while remaining conveniently placed for nearby amenities and commuter routes. Having already benefited from significant energy efficiency improvements including recently installed solar panels, internal insulation and an air source heat pump, this is a home with fantastic foundations and exciting potential for its next chapter.

Accessed via the front of the property, the entrance vestibule is finished with practical tiled flooring, creating a welcoming first impression before leading into the main hallway. The hallway is carpeted underfoot and offers useful storage under the stairs with a further storage cupboard housing the air source heat pump system.

Positioned to the front of the property, the generously proportioned lounge is flooded with natural light from a substantial south-facing picture window which enjoys lovely views over the front garden. A feature fireplace creates a natural focal point within the room, while carpet flooring adds warmth and comfort, making this an inviting main living space with excellent proportions for family life and entertaining alike. Open from the lounge, the sun room offers a wonderfully versatile additional reception area, ideal for use as a home office or relaxed seating space. Enjoying an abundance of natural light and attractive garden views, this room also benefits from a bespoke timber fitted storage and display feature which adds both practicality and character.

The spacious dining kitchen is fitted with an extensive range of base and wall mounted units, providing ample storage and generous worktop space, together with room for everyday dining. Bright and functional in its current form, it offers excellent scope for updating and redesign to create a stunning contemporary family kitchen. The oven and electric hob are integrated and there is ample space for additional white goods.

The ground floor accommodation is completed by two well-proportioned double bedrooms and the family bathroom. The principal bedroom is a particularly generous room, enjoying a large front-facing window overlooking the garden, fitted wardrobes providing excellent storage and a comfortable carpeted finish. The second bedroom is complete with fitted wardrobes and carpeting, offering flexibility for family living, guest accommodation or home working. The bathroom is fitted with a four-piece coloured suite including bath, wash hand basin, WC and bidet, complemented by decorative half-height timber panelling, with plenty of opportunity for modernisation to suit individual taste.

A staircase leads to the upper floor where two further spacious double bedrooms provide excellent additional accommodation, each offering comfortable proportions and flexibility for growing families.

Externally, Alma Cottage occupies an established and generous plot with mature trees and attractive garden grounds enhancing its peaceful setting. To the front there is driveway parking and lawned garden, while to the rear the property benefits from a garage with attached outbuilding. The garden benefits from a decking area and further lawn, creating excellent outdoor space for entertaining, gardening or family enjoyment.

Offering generous accommodation, wonderful surroundings and huge potential to renovate and modernise, Alma Cottage presents a fantastic opportunity to create a truly special home in a beautiful semi-rural setting.



**Lawson, Coull & Duncan** | 01382 227555

Solicitors, Notaries & Estate Agents

| [Reception@lawsoncoull.co.uk](mailto:Reception@lawsoncoull.co.uk)

| [www.lawsoncoullduncan.co.uk](http://www.lawsoncoullduncan.co.uk)



