



The Cottage at Brigadoon, c. 1954

The Cottage at Brigadoon, c.1954, a cozy bungalow, approximately 890 sq.ft.situated on 12+ acres - half open, half wooded, stream & pond! New bath with double vanity & ceramic tile, new kitchen floor & stainless steel appliances, original heart pine floors refinished, NEW Central Air, new R38 insulation, light fixtures updated, replacement windows, 2-car GAR w/electric, board/wire fencing -- a great home for horses with the addition of a barn.

- Charming cottage on 12+ acres just off of Route 29, very near the Culpeper/Madison County line
- 2 bedrooms, 1 bath, 890 finished square feet with potential of enclosed porch easily being finished, offering 112 add'l sq.ft.
- Detached 2-car garage with electric, approx. 75% of the acreage is fenced, small pond, stream -- an ideal parcel for horses
- Utilities include propane furnace, flue for woodstove -- great for back-up heat, NEW central air, Comcast Cable & DSL
- Land is gently sloping with public road frontage, is an equal mixture of open and wooded land

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