

**Thorntons**  
The right way to move







## RHANNA ROSE COTTAGE

**Thomtons are pleased to offer to the market a quality home built by Chris Ettershank Joiners Ltd. Situated in the Angus countryside in a peaceful rural spot, the house is approximately midway, and within roughly 15 minutes driving time, from both Forfar and Dundee.**

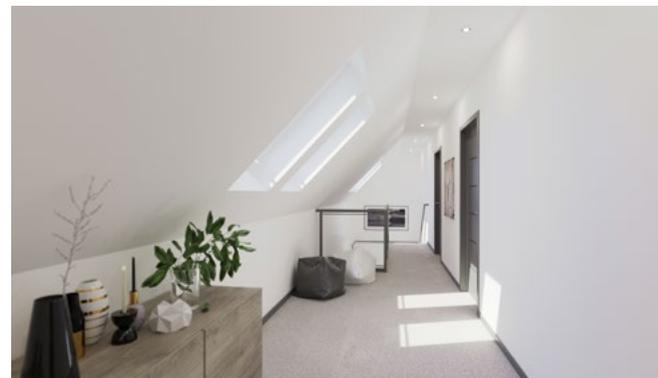
*It is a 4 bedroom detached house which sits within an extensive enclosed garden area with open views over agricultural fields to the Angus glens.*

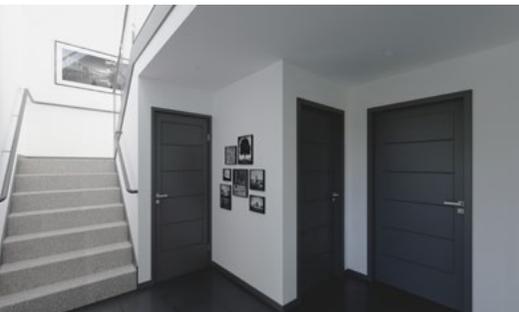
Designed with multi generational living in mind, the contemporary design offers generously proportioned and adaptable accommodation circa. 200m<sup>2</sup> comprising front and rear entrance vestibules, bright open-plan kitchen/dining/family room with separate utility room, a ground floor shower room and an en-suite double bedroom located off the entrance hall. The upper level offers a further 3 en-suite bedrooms, all having full-width built-in wardrobes. Every detail of the finish will be completed to a high standard, the bathrooms will have quality Porcelanosa tiles and the developer is allocating a generous budget within the sale price for the purchaser to choose the kitchen and utility fittings of their choice. The house is heated by an oil-fired central heating system which is backed up by the highest insulation specification, double-glazed windows/doors and solar roof panels; all these features helping to provide a warm, comfortable and energy-efficient dwelling. The garden ground is extensive and features a detached double garage, driveway and paved paths. There is private drainage, mains water and electricity connection.

**For further details please contact Thorntons New Homes Team:  
either by email [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk)  
or call 01382 200099**

**To view a virtual tour, click the link below:**

**[https://webobook.com/tour/0avX1dN3T-8D6uj\\_e-Md0qONfJrZFUvr/zy6kqVjYfKofuuOJ5kVS-5YX\\_vEFhz7E](https://webobook.com/tour/0avX1dN3T-8D6uj_e-Md0qONfJrZFUvr/zy6kqVjYfKofuuOJ5kVS-5YX_vEFhz7E)**





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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.