

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



taysidepropertyonline.com



Burnside, Kincaldrum Park, Kincaldrum, Forfar DD8 1TW

- Charming End Terraced Converted Steading
- Outstanding Views over Angus Countryside
- Lounge & Kitchen Dining
- Utility/Boot Room
- Bathroom
- 4 Bedrooms & En Suite
- Shower Room
- Upper & Lower Hallway & Vestibule
- Oil Central Heating & Double Glazing, EPC C
- Garden to Front, Side & Rear, Shed
- Allocated Parking for Multiple Vehicles



Offers over £330,000

Kincaldrum Park is an exclusive steading development of six individually designed homes. 'Burnside' is a four bedroom end terraced converted steading set within this idyllic rural location and enjoys outstanding views across the surrounding countryside towards Strathmore, Perthshire Hills and Grampian foothills. Nearby Forfar provides a full range of social, leisure and consumer facilities including major supermarkets, independent retailers, community campus and secondary schooling. Inverarity Primary school is approx. 1.5 miles away. The A90 dual carriageway is only a short drive away and connects to major routes north and south. Dundee offers all the facilities one would expect of a major city, including airport, and mainline train station. Nearby Glamis and Kirriemuir lead to the Angus Glens which offer some of the finest scenery in the northeast of Scotland and is ideal for hillwalkers, fishing, and shoots on the many estates. There are many fine golf courses throughout the region including, Forfar, Alyth, Edzell, Kirriemuir, and the Championship course at Carnoustie.

The property offers spacious, well-proportioned accommodation over two floors and is in excellent decorative order throughout. Features include oil fired central heating with recently installed boiler, double glazing, modern fitted kitchen, en suite to the main bedroom, family bathroom and shower room and oak internal doors. Existing stone was used to keep the traditional character which blends together with the contemporary interior.

Externally there is allocated parking with space for multiple vehicles, and gardens to front, rear and side, bounded by a drystone dyke.

This is an excellent opportunity to obtain a rural home of this style and enviable location boasting modern and traditional features and viewing is highly recommended to fully appreciate the spacious nature of this home together with the stunning views.

Entrance Hall/ Boot Room:	Double glazed exterior door and window. External extractor fan. Large, shelved cloak cupboard. Plumbed for automatic washing machine. Boot rack.
Ground Floor Hallway:	Staircase to upper floor accommodation. Double glazed window looking to rear.
Bathroom:	Approx. 3.2m x 2.46m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Double glazed frosted window to rear. Extractor fan. Part tiled.
Bedroom 1:	Approx. 4.33m x 3.95m. Excellent size double bedroom at ground floor level. Double glazed picture windows enjoying outstanding views over the surrounding countryside, Angus Glens and Kinnettles Castle. Two fitted wardrobes.
En Suite:	Approx. 2.36m x 1.3m. Three piece white suite comprising, WC, wash hand basin and shower cubicle. Part tiled. Extractor fan. Heated Chrome ladder style towel rail.
Bedroom 2:	Approx. 3.55m x 4.34m. Another excellent size double bedroom at ground floor level. Double glazed windows with stunning deep display shelves, in keeping with traditional farmhouse style.
Bedroom 3:	Approx. 3.55m x 3.88m. Double bedroom, again at ground floor level. Double glazed windows looking into to front courtyard.
Upper Floor Accommodation:	
Upper Floor Landing:	Hatch to loft space. Wood and glazed balustrade. Double glazed windows looking to front courtyard.
Lounge:	Approx. 8.15m x 4.4m. Stunning public room with six double glazed Velux windows positioned to take full advantage of the panoramic views. Display plinth below windows. Double glazed high level windows to front courtyard with window display shelf.
Kitchen/Dining:	Approx. 4.45m x 6.53m Recently installed modern fitted kitchen with a range of floor, wall, and drawer units. Integral double oven and grill. Fridge freezer, 5 ring induction hob, extractor hood, microwave, one and half stainless steel sink and drainer. Three double glazed Velux windows, and further window, again enjoying the outstanding views. Space for a large table and chairs.
Bedroom 4:	Approx. 4.5m x 3m at widest point. Presently used as a study. 3 double glazed windows making picture window with deep set window sill. Fitted wardrobe.
Shower Room:	Approx. 1.5m x 2.83 at widest. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Chrome heated ladder style towel rail.
Rear Vestibule:	Double glazed exterior door. Large double glazed picture windows, and window seat enjoying the views.
Outside:	Designated parking for several vehicles. Gardens to front, side with rear garden bounding on to open fields. Shed.





Spacious Lounge positioned to take full advantage of the stunning views



Recently installed dining kitchen with integrated appliances



4 Bedrooms, En Suite, Family Bathroom & Shower Room









An Exclusive Development of six individually designed converted steadings in a stunning rural location



tspc.co.uk
Make it your home page

pspc
All you need



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com