



lindsays

**The Parsonage,
Tarfside, Brechin, DD9 7YK**

"Countryside home set within large grounds with lots of potential".

- Kitchen
- Dining Room
- Lounge
- Family Room
- Shower Room
- 6 Bedrooms
- Bathroom
- Garage/Stables/Outbuildings
- Gardens

EPC Rating E

OFFERS OVER £290,000



Description

Lindsays are delighted to offer to the market this spacious countryside home set within large grounds with lots of potential in the hamlet of Tarfside. Situated in Glen Esk you have many beautiful countryside walks on your doorstep with local amenities available in Edzell & Brechin. The property benefits from Oil Central Heating and Double Glazing throughout. The property is to be sold as seen and while there is a degree of works required this could be an exceptional countryside home.

The property is split over two levels and the ground floor comprises: Porch, Hallway, Kitchen, Dining Room, bright and spacious lounge with views into the garden along with a fireplace and a family room also looking out to the garden with fireplace and large windows allowing lots of natural light, double bedroom, and a shower room. Upstairs there are three large double bedrooms two with built in storage along with a further two smaller double bedrooms and a family bathroom with shower over the bath.

Externally the property is situated within large grounds roughly 1.76 acres. Access via the private driveway surrounded in mature trees and leads you to the single garage along with stable that benefits from storage above and a large stone built wood store. To the rear of the property is a large outbuilding and a kennel. The garden area itself is a large, fenced area mainly laid in lawn with mature plants & trees. There is a small patio seating area outside the property and a summer house that is included in the sale. You can also access the river from the side of the garden.

The Property is adjacent to St Drostan's Church and Self-Catering Lodge. The Lodge is used virtually every weekend and many weekdays by various visiting groups of up to 17 persons,

These types of properties do not come along often, and early viewing is highly recommended to appreciate the scale and potential this property has to offer.

Area:

Tarfside is a small hamlet in Angus, Scotland It is situated in Glen Esk, on the upper course of the River North Esk, around 8 miles north of Edzell and has a footpath to nearby Loch Lee. Tarfside is commonly seen as a very beautiful place for walkers. Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath, and Montrose. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Leisure centre with football grounds, gymnasium, and library.

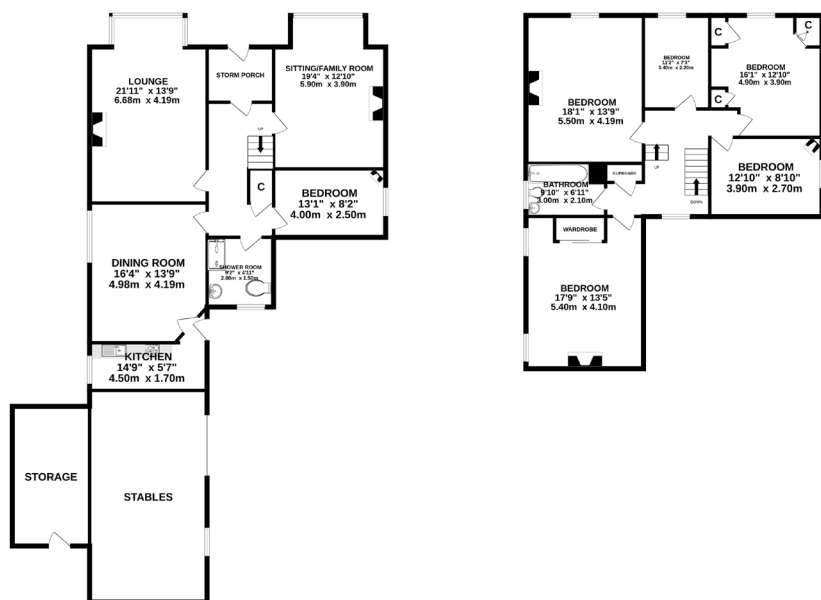
Viewing:

By appointment through Lindsays on dundeeproperty@lindsays.co.uk or 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropack 02004

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.