

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



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1 Railway Cottages, Justinhaugh, Forfar DD8 3SD

- Detached Cottage in Rural Location
- Large Vestibule
- Hallway
- Lounge with Open Plan Dining Room
- Bathroom
- 3 Bedrooms
- Outhouse
- Driveway & Gardens
- Bespoke Double Glazing
- Infra-Red Heating & Back Boiler, EPC F
- Countryside Views



Offers over £240,000

This charming, detached stone built cottage is situated in a scenic rural location and enjoys excellent views over the surrounding farmland. Nearby Forfar and Brechin provide a full range of consumer facilities including major supermarkets, independent retailers, and secondary schooling. There is a primary school at Tannadice. Kirriemuir and most major Angus towns are within comfortable driving distance. Justinhaugh offers easy access to the Angus Glens leading to some of the most scenic countryside in the northeast of Scotland. The A90Dundee Aberdeen dual carriageway is only a short drive away and connects to major routes north and south.

The property was formerly two cottages for railway workers of the old Forfar and Brechin Railway dating from circa 1895 with the station closing to passengers in 1952. The property offers spacious and well-proportioned accommodation all at ground floor level, and benefits from bespoke quality double glazing, infrared ceiling heaters, back boiler from fireplace in lounge, L shaped breakfasting kitchen and three well-proportioned bedrooms.

There is driveway parking to side, and low maintenance gardens in gravel chips to front and rear with raised planting borders and mature trees and shrubs.

This is an opportunity to obtain a characterful home of this style and location and viewing is highly recommended.

Entrance Vestibule: Exterior door. Three double glazed windows to front and side.

Hallway: With all accommodation leading off. Cupboard housing fuse box. Two double glazed windows to front. Large cloak cupboard with shelving and hanging rail.

Lounge/ Dining Room: Approx. 6m x 7.8m. An impressive L shaped public room. Two double glazed windows to front with window display shelves. Feature double glazed bay formation picture windows and French doors enjoying outlook over the rear garden, and countryside beyond. Feature stone fireplace with quarry tiled floor, and open working fireplace.

Kitchen: Approx. 4.82m x 4.3m at widest point. L shaped room with base level storage units. Plumbed for washing machine. Tiling to splash back. Breakfast bar. Ample space for further appliances. One and half stainless steel sink and drainer. Double glazed windows and door to rear garden enjoying the views.

Bathroom: Approx. 2.12m x 2.9m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Large mirrors. Double glazed Velux window.

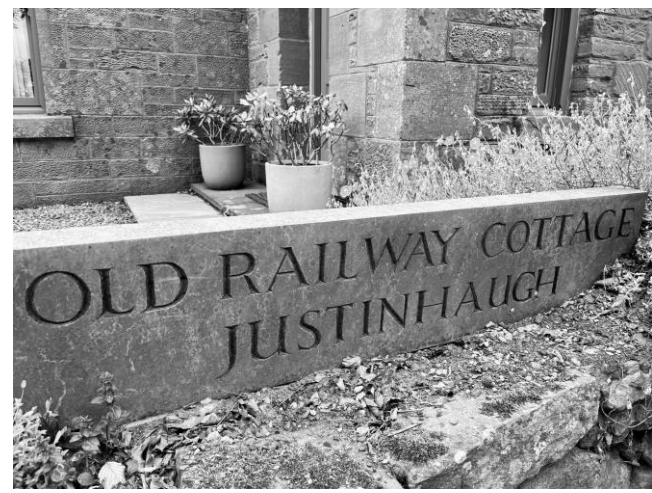
Bedroom 1: Approx. 3.34m x 2.85m. Double bedroom. Double glazed window to rear. Double fitted wardrobe. Wash hand basin in fitted unit.

Bedroom 2: Approx. 4.5m x 2.92m. Another well-proportioned room. Double glazed window to rear. Fitted wardrobe.

Bedroom 3: Approx. 3.36m x 3m. Double bedroom. Double glazed window to front. Double fitted wardrobe.

Outside: Garden to front is laid out in gravel chips with rockery border. Driveway parking to side. The rear garden is laid out for ease of maintenance in gravel chips with raised stone borders, mature trees, and bounded by a stone built wall, bounding onto open farmland. Large outhouse.

There is a small paddock to the side .





Spacious Lounge Dining room with Bay Window & French Doors Enjoying the Stunning Views





Breakfasting Kitchen

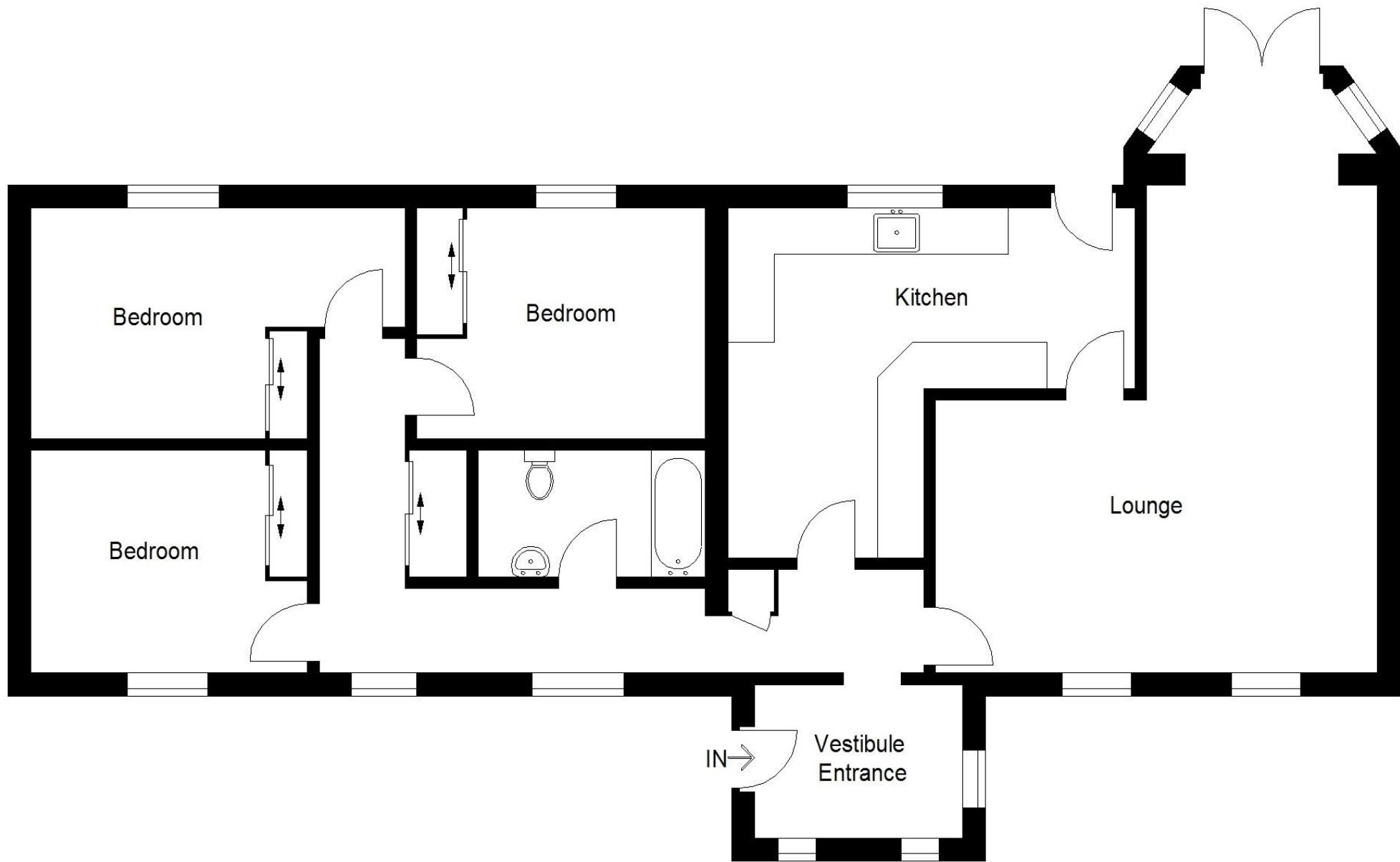


Illustration For Identification Purposes Only. Not To Scale (ID:1098437 / Ref:88486)



3 Bedrooms & Bathroom





Low Maintenance Gardens & Outhouse





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