

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**1 Hen Harrier Way, Dalhousie Park, Edzell, DD9 7FG**

- **Detached NEW BUILD Bungalow**
- **Entrance Porch**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC B**
- **Solar Panels**
- **Gardens & Driveway & Optional Extra Garage**

**Fixed Price £230,000**



## Dalhousie Park, Edzell



Dundee 29 miles

Aberdeen 40 miles

Brechin 6 miles

Forfar 15 miles

The property offers spacious accommodation all at ground floor level will be finished to a high specification to the Guild Homes 'Balgavies' ' design. The subjects benefit from security alarm system, gas fired central heating, quality Upvc double glazing, dining sized kitchen with integral Bosch appliances, room, fitted wardrobes in both bedrooms and attic accessed by pull down ladder. Solar panels add to the energy efficiency of the property and the property will be covered under NHBC Guarantee. Choice of kitchens, sanitaryware and fittings.

The attractive village of Edzell lies about six miles north of Brechin and the A90 Dundee to Aberdeen dual carriageway. A mile to its west is Edzell Castle, perhaps better known than the village itself.

And Edzell Castle is certainly older than the village, which in its current form and name dates back only to 1839. That was the year in which the local laird, the Earl of Panmure, greatly expanded the existing settlement of Slateford. What emerged was Edzell, complete with its broad main street and generous open spaces.

Edzell is a village that has seen much change over its short history. A good example is the way that the village was connected to the railway very late, in 1896. The passenger service had already been lost by 1931, and even the freight line shut in 1966. Edzell must be one of the few settlements to have lost its passenger railway even before it gained its mains electricity, which only arrived in 1936.

Land a little to the east of the village was used for an RAF airfield during World War II, and in the 1960s this became a major US Navy base used to track submarines around the world. With the end of the Cold War and the advance of technology this too was eventually overtaken, and the military base at Edzell closed in 1995.



Guild Homes (Tayside) Limited are a well established house builder and property developer with an excellent reputation for quality and customer satisfaction within the luxury house building sector in the North East of Scotland.

With the launch of our first development in Angus in 1995, we have since gone on to build many highly acclaimed developments throughout Tayside and Perthshire. Our previous developments have enjoyed considerable praise, not just from our satisfied customers but from the public and building industry at large. This high level of customer satisfaction and our commitment to quality and service has cemented our excellent reputation and led to our continued growth and success, with regular recommendations received from our many delighted home buyers.

We build a variety of different house types, each style thoughtfully designed and the product of our customer's wishes, our architect's creativity and of our experience. From two to five bedroom luxury detached homes through to complete bespoke design and build, all our homes are built to the highest of standards.

Our focus will remain on quality, not quantity, the wishes of our customers being paramount, turning their dreams into reality, creating exceptional homes for individual people.



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](mailto:forfar@taysidepropertyonline.com)

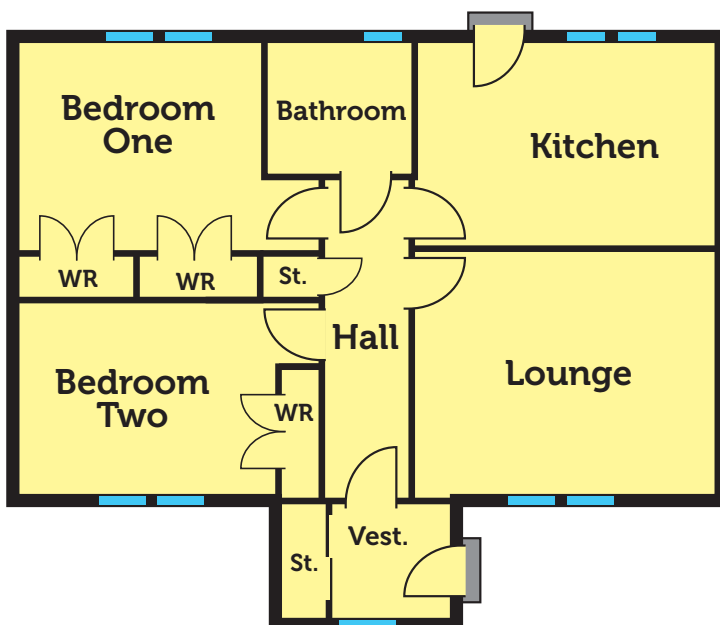
**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
 Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)

# Balgavies



A cosy detached two bedroom bungalow in a rural setting - 76m<sup>2</sup>



## Room Sizes (m<sup>2</sup>)

Lounge	4350 x 3750
Bedroom One	3050 x 3500
Bedroom Two	3250 x 3050
Kitchen	4350 x 3500
Bathroom	2050 x 2200

