

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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3 Balzeordie Cottages, Menmuir, Brechin DD9 7RQ

- **Detached Cottage with Stunning Views**
- **Lounge with Wood Burning Stove**
- **Kitchen Dining/Family Room & Utility Room**
- **3 Bedrooms**
- **Bathroom**
- **Shower Room**
- **Oil Central Heating & Double Glazing, EPC E**
- **Large Gardens & Driveway & 2 Sheds**
- **Scenic Rural Location**

FIXED PRICE £240,000

This charming, detached cottage is situated in a scenic and picturesque rural location and enjoys outstanding views over the surrounding countryside. The Dundee/ Aberdeen A90 dual carriageway is only a short drive away and connects to major routes north and south. Nearby amenities can be found in Brechin, Forfar and Edzell, the property is close to Glen Lethnot and the Caterthuns.

The property offers spacious and well-proportioned accommodation all at ground floor level and has been modernised and updated whilst retaining much of the original character. The subjects benefit from UPVC Georgian bar double glazing, oil fired central heating, a large family dining/kitchen, three well-proportioned bedrooms, wood burning stove in lounge, modern shower room and a separate bathroom.

Occupying a generous sized plot there is gravel chip driveway with ample parking for a number of vehicles and gardens are laid to lawn with decking, patio and positioned to take full advantage of the views.

This is a rare opportunity to obtain a spacious country home of this style and location and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door. Cupboard housing hot water cylinder and with shelving.

Lounge: Approx. 4.75m x 3.65m. Spacious public room. Double glazed window to front enjoying views. Feature brick fire surround with wooden mantle and stone hearth. Woodburning stove.



Kitchen/Dining/Family Room:

Approx. 6.65m x 5.32m at widest point. Fitted with a range of modern floor wall and drawer units. Integral oven, induction hob and extractor hood. Tiling to splash back. Large larder cupboard. Double glazed Georgian bar windows to both front and side enjoying outstanding views over the surrounding countryside. One and half sink and drainer with mixer tap. Plumbed for dishwasher. Space for large table and chairs and sofa.





Utility Room:

Approx. 2.15m x 1.9m. One and half stainless steel sink and drainer in fitted unit. Oil central heating boiler. Plumbing for washing machine. Double glazed window to rear.

Shower Room:

Approx. 2.15m x 3.35m. Modern three piece white suite comprising WC, wash hand basin and large walk in shower enclosure with wet wall. Low maintenance ceiling. Extractor fan. Contemporary style towel radiator. Fitted storage unit. Double glazed leaf motif window to rear.



Inner Hallway:

Double glazed window providing natural light. Two internal doors.

Rear vestibule:

Shelved broom cupboard. Double glazed window to side. Double glazed UPVC exterior door.

Bedroom 1:

Approx. 3.71m x 3.85m. Spacious double bedroom. Double glazed window enjoying views. Window display shelf.



Bedroom 2:

Approx. 3.8m x 2.3m. Well proportioned room. Double glazed window with display shelf to front. Recessed shelving. Large fitted wardrobes with mirror inset panel.



Bedroom 3:

Approx. 3.15m x 2.66m. Double bedroom. Double glazed window to side. Double fitted wardrobes.

Bathroom:

Approx. 3.45m x 1.72m. Modern three piece white suite comprising WC, wash hand basin and bath. Tiling to splash back. Extractor fan. Double glazed frosted window.



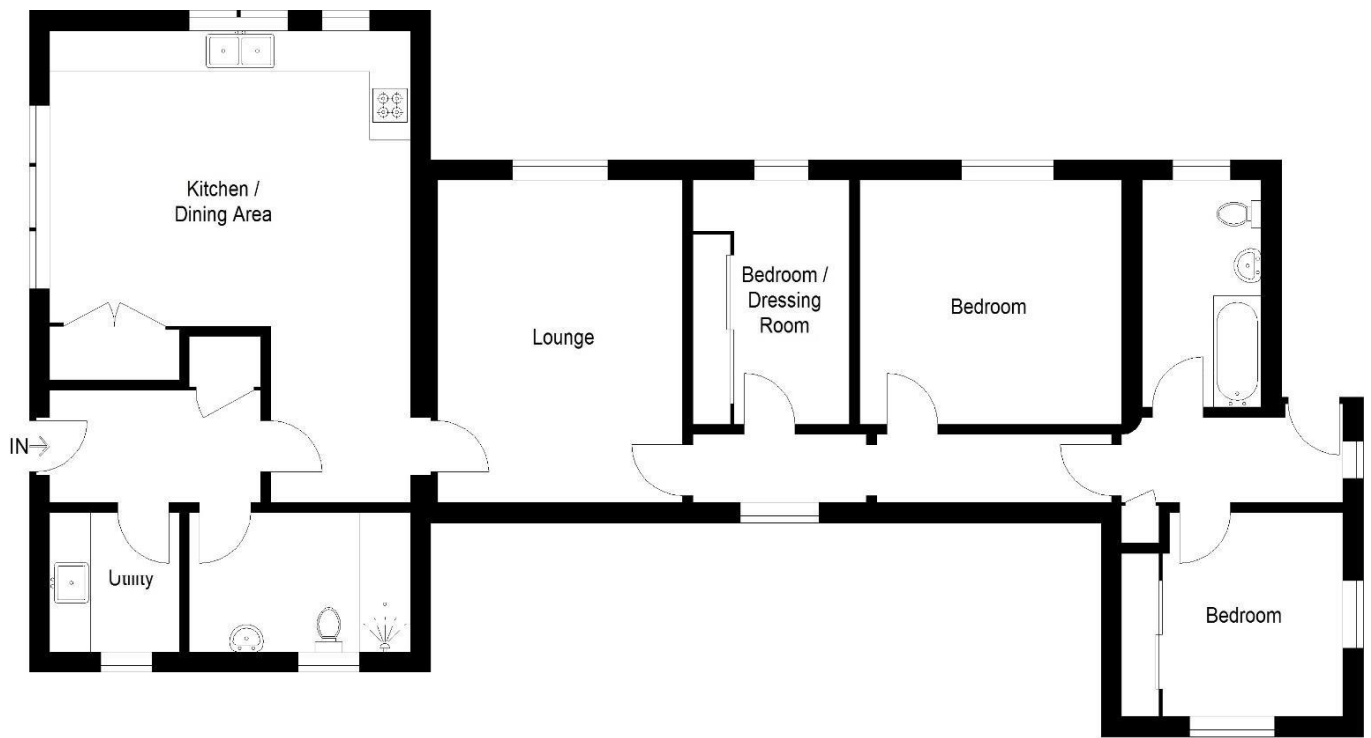


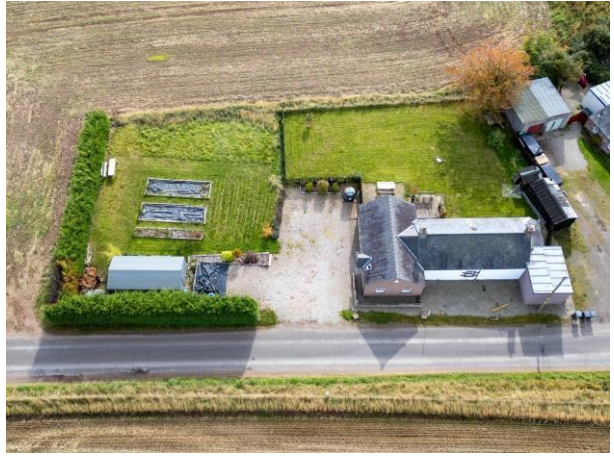
Illustration For Identification Purposes Only. Not To Scale (ID:1133211 / Ref:89410)

Outside:

The property occupies a generous size plot. Gravel chip driveway providing ample parking for a number of vehicles. Large timber shed. Vegetable garden to side with mature fruit trees, vegetable plots and lavender hedging. Enclosed garden laid mainly to lawn and bounding onto open farmland. Apple trees. Decking and Monoblock patio. Further large shed.







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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.

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