

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



The Cottage, Auld Craichie Inn, Craichie, DD8 2LU

- **Semi Detached Cottage**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Low Maintenance Rear Garden**
- **Two Parking Spaces**
- **Triple Glazing**
- **Central Heating with Air Source Heat Pump, EPC B**

Offers over £160,000 (HR Value 165K)

This semi-detached cottage is situated in the village of Craichie which is in the outskirts of Forfar and provides access to a range of amenities, including Letham village, and most major Angus towns. Nearby Letham provides a broad cross section of amenities including primary school, post office, bowling green, bakers and pharmacy. Forfar offers a wider range of amenities including secondary schooling, Community Campus and major supermarkets.

The property offers spacious and well-proportioned accommodation all at ground floor level and benefits from air sourced heat pump central heating, triple glazing, modern kitchen, fitted wardrobes.

Externally there is front garden laid out in gravel chips, enclosed low maintenance south facing rear garden and parking for two vehicles.

This is an excellent opportunity to obtain a home of this style at an affordable price and viewing is highly recommended.

Entrance Hallway:

Double glazed woodgrain effect UPVC exterior door, triple glazed window to front with views over Craichie towards the Angus Glens. Further triple glazed window providing natural light. Two storage cupboards, one housing the hot water cylinder.

Lounge:

Approx. 4.21m x 3.75m. Spacious public room with dual aspect triple glazed windows to front and side with views over Craichie towards Dunnichen Hill.



Kitchen:

Approx. 3.5m x 3.1m. Fitted with modern floor, wall and drawer units with integral electric oven, hob and extractor hood with stainless steel splashback. Tiled to splashback. Double glazed UPVC window and door to rear garden.



Bathroom:

Approx. 2m x 2.11m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Part tiled, extractor fan.

Bedroom 1:

Approx. 4.55m x 3.42m. Spacious double bedroom with fitted wardrobe. Triple glazed window to side.

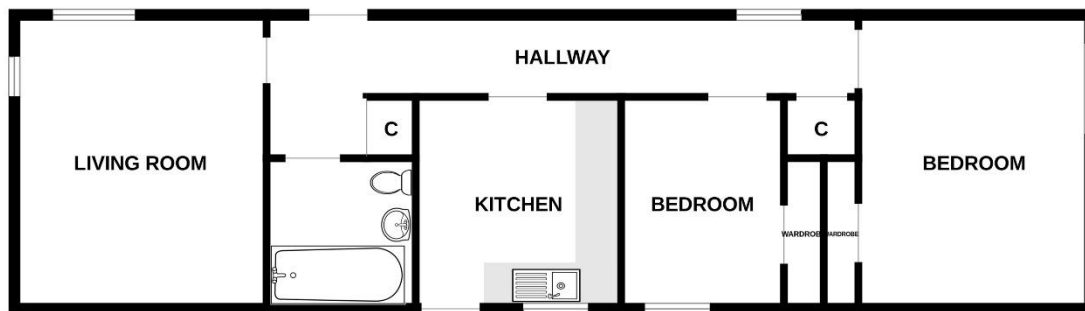


Bedroom 2:

Approx. 3.2m x 2.95m. Double bedroom with double glazed window to rear. Double fitted wardrobe.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Outside:

There is an enclosed rear garden laid out in gravel chips for ease of maintenance, and a shared access to parking bay for two vehicles. Front garden is paved pathways and gravel chips.



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