

## The Welton

WELTON CORNER, KINGSMUIR, FORFAR, DD8 2RE



Stunning, spacious, five bedrooms, detached home with three public rooms and a wonderful kitchen family room







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McEwan Fraser Legal is delighted to introduce to the market this prestigious home of merit to its current owners. Internally, the house unravels to reveal a capacious living space with a natural flow that culminates in the stunning kitchen/ family room/dining room.

# THE LOUNGE





The lounge holds a handsome fireplace with a multi fuel stove. From here, you have access to the sun lounge, a spacious and bright public room that you will want to spend a lot of your time in.

## THE SUN ROOM





### THE KITCHEN



The kitchen is where the real magic unfolds. This living space is a thing of beauty with no shortage of features and space. This kitchen looks as if it is straight out of a lifestyle magazine. There is even room for the sofa. In a room full of natural light from first thing in the morning until late in the evening, there is a tremendous sense of scale combined with a large expanse of glazing that floods the room with beautiful light creating a warm and comfortable home. The result is an uplifting space.





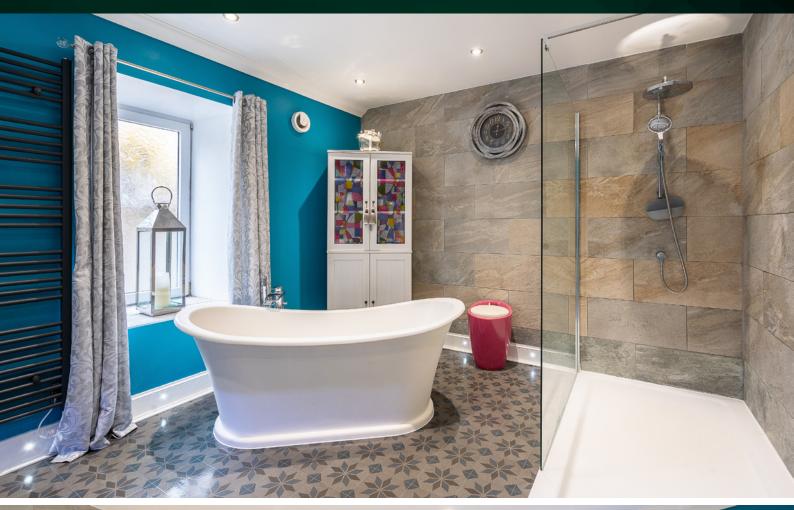
## THE BOOT ROOM





A boot room or "mud-room" is always a welcome addition to any house and this one has more than enough space for the dog, boots and all, your friends will leave your home with boot room envy! Also on the ground floor is the family bathroom, designed with tangible glamour.

## THE BATHROOM





## THE SHOWER ROOMS







There are two stunning staircases, one on either side of this home that naturally creates a perfect guest wing, extended family space or master suite. With five bedrooms and three public rooms, you will have no shortage of space for visitors. With underfloor heating on the ground floor fired by an air source heat pump and double-glazing, this home is efficient.









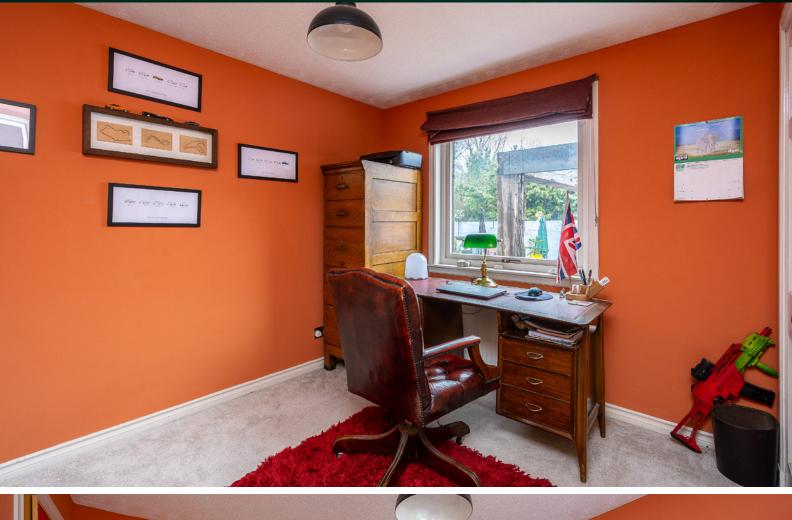








### BEDROOM 5/STUDY





## UPPER LOUNGE





Externally, the well-kept grounds include lawns, mature trees and shrubs, a children's play area and parking on the large monobloc front driveway that affords access to the garage. Our client makes the most use of a second driveway access from the B9128B, the exclusive use of which will be granted to the buyer to allow private vehicle access subject to signing a lease for a specified period to this effect.

### EXTERNALS







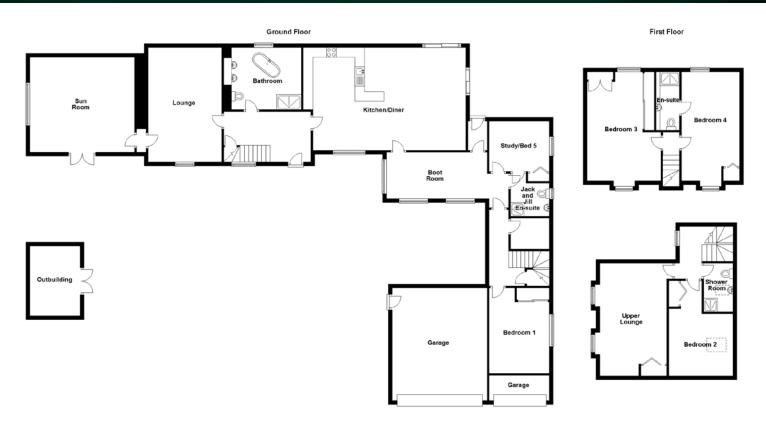








#### FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.80m (12'6")
Bathroom	3.70m (12'2") x 3.10m (10'2")
Kitchen/Diner	7.90m (25'11") x 5.30m (17'5")
Boot Room	5.20m (17'1") x 2.40m (7'10")
Study/Bed 5	3.10m (10'2") x 2.60m (8'6")
Jack and Jill En-suite	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Garage	5.80m (19') x 4.90m (16'1")
Garage	3.10m (10'2") x 1.30m (4'3")
Sun Room	5.40m (17'9") x 4.90m (16'1")

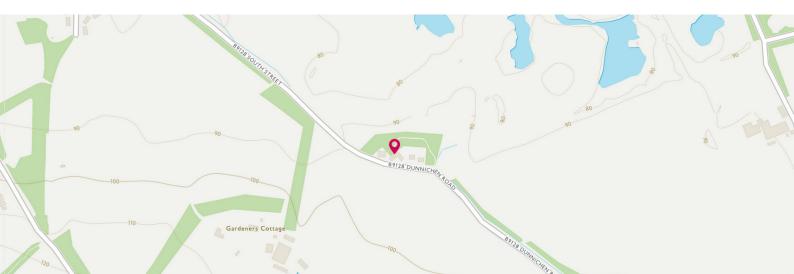
Outbuilding

First Floor Bedroom 2 Bedroom 3 Bedroom 4 En-suite Shower Room Upper Lounge 3.60m (11'10") x 2.60m (8'6")

4.90m (16'1") x 3.30m (10'10") 5.60m (18'5") x 3.70m (12'2") 6.00m (19'8") x 3.00m (9'10") 3.00m (9'10") x 1.20m (3'11") 2.50m (8'3") x 1.50m (4'11") 5.90m (19'4") x 3.90m (12'10")

Gross internal floor area (m<sup>2</sup>): 226m<sup>2</sup> EPC Rating: C

DIRECTIONS; Please note: All viewers travelling on the B9128 must take the route between the 2 vehicle chevrons which affords access to the rear garden.



## THE LOCATION

Near the rolling hills and picturesque coastline of Angus, just four minutes drive from the heart of Forfar, and 15 minutes from Dundee and Arbroath, lies Welton Corner, Kingsmuir. The county town of Forfar lies at the heart of Angus.





A favourite royal residence in the 12th and 13th centuries, and an important religious centre, the story of Forfar is captured in one of the most imaginative museums in Scotland, The Meffan. Because of Forfar's fertile location, agriculture is an important factor in the local economy and farmers gather in the town on a weekly basis for the cattle mart and on a monthly basis for the Angus Farmers' Market. Situated a short walk from the centre of the historic town, Forfar Loch Country Park with its woodland, loch and grassland habitats is a haven for visitors and wildlife throughout the year. For any enthusiastic fisherman, you have one of Scotland's famous and well-stocked rivers, the South Esk, one of Scotland's finest sea trout rivers during the summer months. With appropriate weather conditions, salmon runs are good in the spring and excellent in the autumn. The river is some forty-nine miles long with excellent fishing from Glen Clova down to the Montrose Basin where it enters the sea.





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