

5 & 5A DENFIELD STEADINGS

ARBROATH, DD11 2QQ




McEwan Fraser Legal
Solicitors & Estate Agents



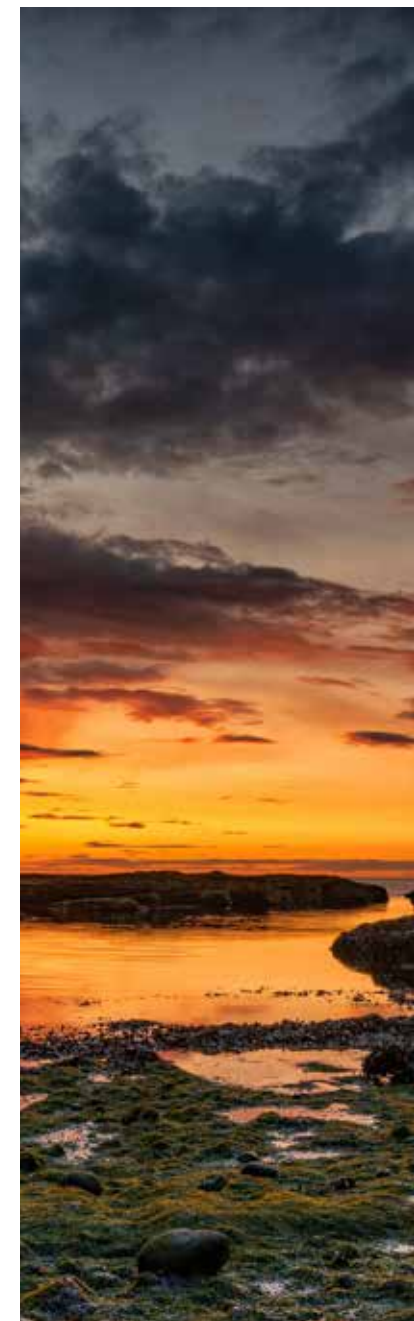
LOCATION ARBROATH

Arbroath provides ideal access for country walks, outdoor pursuits such as fishing and watersports and also a range of leisure activities. Schools, shopping facilities and public transport services are all available within Arbroath itself but the area is also only a short drive from the other Angus towns of Montrose, Forfar, Kirriemuir and Carnoustie.

The A90 road network is easily accessible from here linking airports, both Aberdeen and Edinburgh and the town has its own railway station.

Arbroath, which lies on the North East coast is a charming town steeped in history, the large sandstone Abbey standing central to the town being the place where the declaration of Arbroath was signed.

The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage. Fishing is still a very important industry and the town is renowned for the Arbroath Smokie.





DENFIELD STEADINGS

McEwan Fraser Legal is honoured to bring to the market this inspiring home designed for his family by the late Heinz Voigt, a prominent Architect in the area.

Affectionately known as “the tattie shed”, in homage to its humble beginnings, this exciting home is Simply gorgeous!

The Architects vision unfolds with curved walls and creative alcoves for display. There is tangible glamour in the master suite where the bathroom is all about relaxation... a simple, but sophisticated space designed to leave you feeling calm and cosseted. The walk-in dressing area with custom-built furniture is enviable.





The kitchen is a celebration of stylish and contemporary pieces that will not date. You will love the view from the kitchen island to the garden. Every inch of space has been cleverly utilized for a purpose from the walk-in larder to the coffee station. The palette of textures and colours keep the room feeling fresh but there are high-calibre sophisticated finishes too. There is a tremendous sense of scale combined with a large expanse of glazing that flood the room with beautiful light creating a warm and comfortable home. A wall of bi-fold doors opens the house up to the terrace. A glazed roof protects from the elements of the Scottish weather. Its artistry catches the eye and draws the gaze upwards in appreciation of the generous proportions. Having a space to entertain friends and family is a massive advantage and this terrace has it all including a “summer kitchen”. The tranquil views over open farmland beyond the neat, orderly garden changes with the seasons. If you prefer to stay indoors, the garden room means you can enjoy the fruits of your labour all year round.

If you are looking for a home to ‘indulge’ you, from the moment you step through the doors, you’re spoiled rotten, yet there is nothing pretentious.







The property stretches out over two floors to create a modern functional home that stays true to its pedigree.

The house feels expansive and the sense of spaciousness, and the different zones, have been enhanced by the lighting. This house works for a modern family. Each room has its personality, the result is an uplifting space.

The dramatic staircase provides the backbone to this space; It has an almost liquid feel that contrasts with the solid feel of this home.

Each bedroom has its own unique and cohesive style. A first-floor Drawing room includes a balcony sheltered under the canopy of the Terrace.





The house includes an annexe, capable of independent living with its own entrance. This is ideal for extended family, Air B and B or for creating an independent professional office for clients to visit without encroaching on your home.



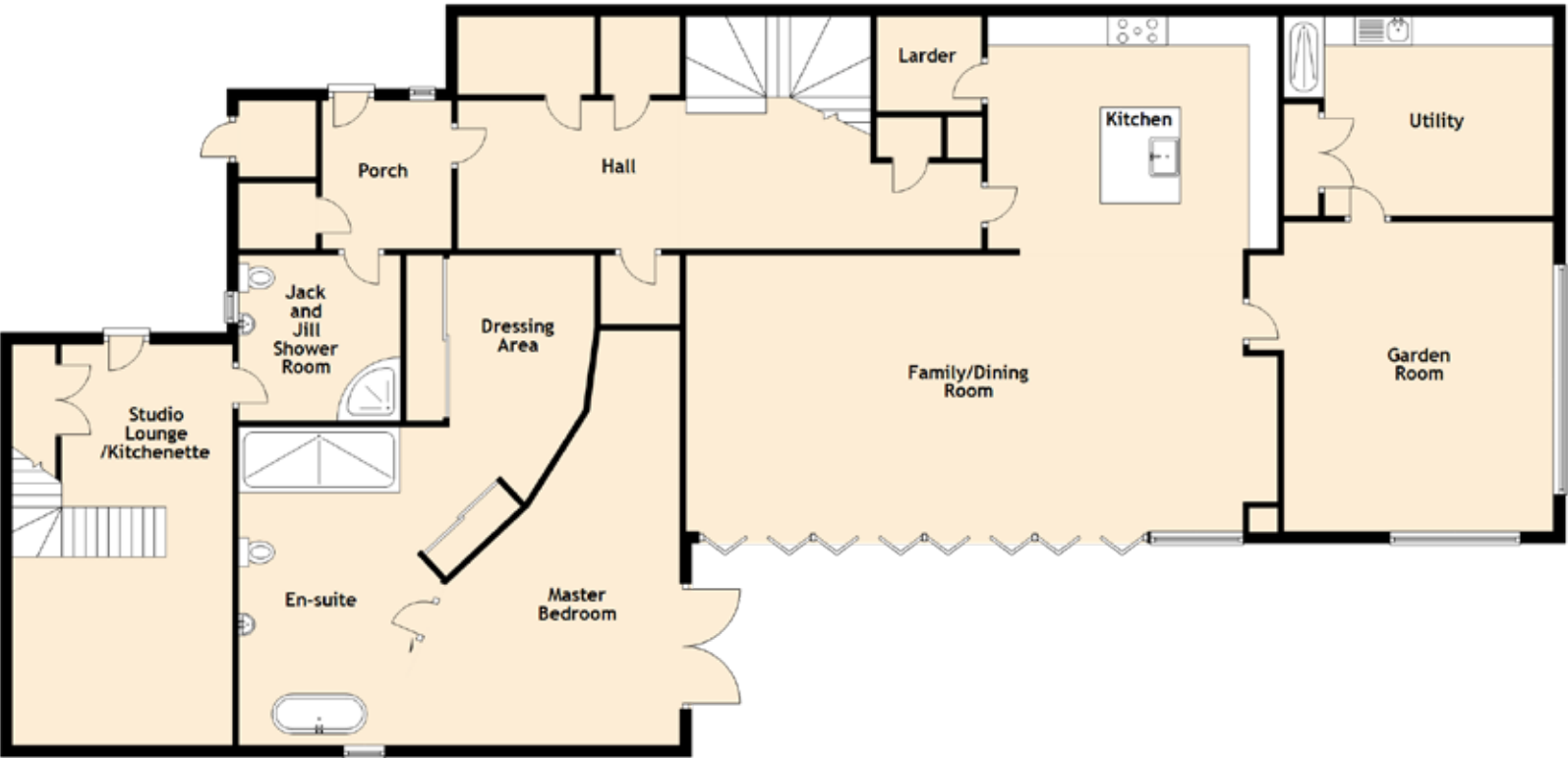


The tranquil views over open farmland beyond the neat, orderly garden changes with the seasons



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Porch	2.57m (8'5") x 2.25m (7'4")
Master Bedroom	8.49m (27'10") x 4.74m (15'7")
En-suite	5.51m (18'1") x 2.81m (9'3")
Dressing Area	6.34m (20'10") x 3.26m (10'8")
Shower Room	2.87m (9'5") x 2.81m (9'3")
Family/Dining Room	10.26m (33'8") x 4.78m (15'8")
Kitchen	5.03m (16'6") x 4.48m (14'8")
Larder	1.82m (6') x 1.64m (5'5")
Utility	4.67m (15'4") x 3.45m (11'4")
Garden Room	5.36m (17'7") x 4.67m (15'4")
Studio Lounge/Kitchenette	6.93m (22'9") x 3.81m (12'6")

First Floor

Lounge	7.15m (23'6") x 4.93m (16'2")
Study	3.12m (10'3") x 2.82m (9'3")
Bedroom 2	8.48m (27'10") x 3.64m (11'11")
En-suite	3.10m (10'2") x 2.40m (7'11")
Bedroom 3	4.93m (16'2") x 3.52m (11'7")
En-suite	3.10m (10'2") x 2.40m (7'11")
Bedroom 4	8.48m (27'10") x 3.72m (12'2")
En-suite	2.67m (8'9") x 2.55m (8'5")
Studio Bedroom	3.82m (12'6") x 2.60m (8'6")

Gross internal floor area (m²): 469m²

EPC Rating: B

In addition, there is also a further three-bedroom house, designed to the same exacting quality and style. We are seeing a growing trend of families wanting to live together, 5 and 5A Denfield Steadings provide the opportunity to do so in style, elegance and quality.

So, whether you are looking to live 'en-famille' or you are looking for a stylish home with a retirement income, Denfield Steadings should be on your radar.

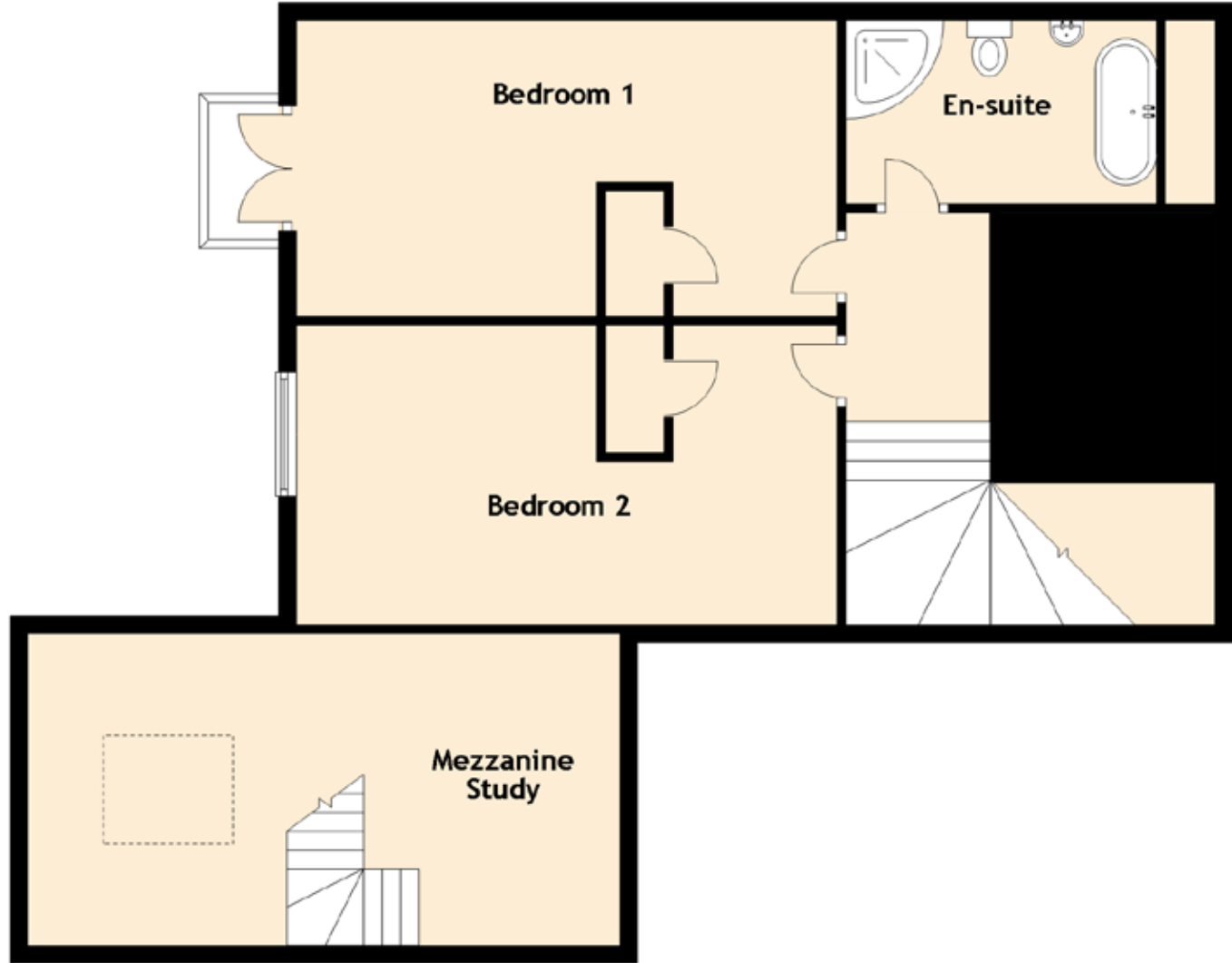




the bathroom is all about relaxation... a simple, but sophisticated space designed to leave you feeling calm and cosseted



SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Kitchen/Diner	6.77m (22'3") x 3.39m (11'1")
Lounge	6.06m (19'11") x 4.84m (15'11")
Shower Room	2.49m (8'2") x 1.98m (6'6")
Bedroom 3	6.63m (21'9") x 3.49m (11'5")

First Floor	
Bedroom 1	6.06m (19'11") x 3.31m (10'10")
En-suite	3.48m (11'5") x 2.05m (6'9")
Bedroom 2	6.06m (19'11") x 3.36m (11')
Mezzanine Study	3.82m (12'6") x 2.60m (8'6")

Gross internal floor area (m²): 148m²

EPC Rating: C

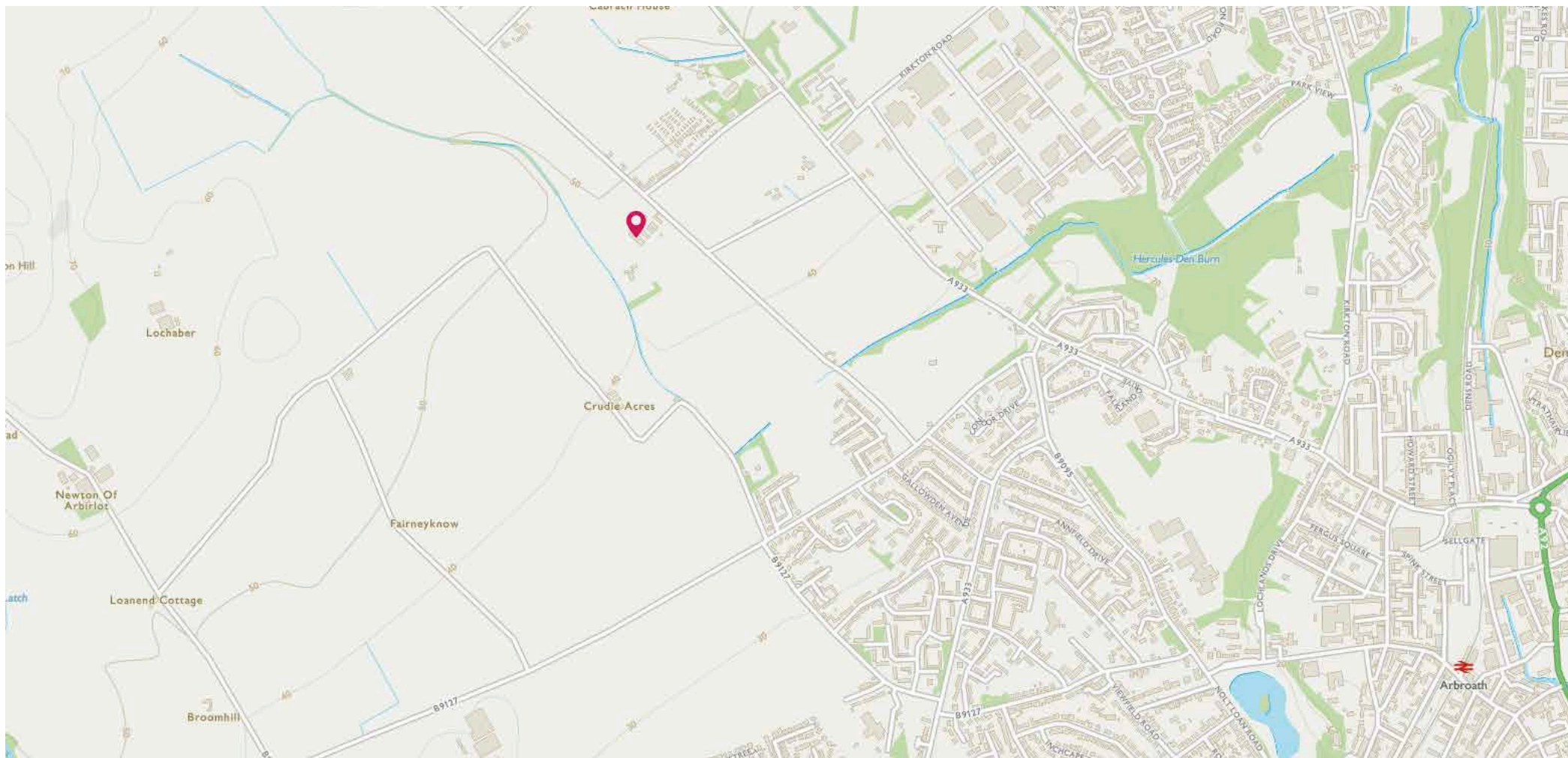


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