



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Tyndals Cottage, 11 Milton Lane

FINAVON, FORFAR, DD8 3RH

THE LOCATION

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Finavon is a small hamlet located between Forfar and Brechin in Angus with convenient access to the A90 trunk road. This allows easy commuting to Dundee and Aberdeen and also access to their airports. Aberdeen is a thriving metropolis and Dundee has a fantastic waterfront development underway which will incorporate the new V&A museum. Both cities have an abundance of cultural activities. Edinburgh and Glasgow are also easily accessible with both airports being within 2 hours by road. Rail links from Dundee and Montrose provide additional commuting benefits. Local amenities are available in Finavon with a shop, two cafes and a hotel. Forfar and Brechin provide larger supermarkets whilst maintaining their friendly market town feel. There are local music festivals, arts festivals, agricultural shows and regular thriving farmers' markets. Some 30 minutes or so will see you arrive in the coastal areas of Montrose and Arbroath not forgetting the award-winning spectacular beach at Lunan Bay.

Traversing Finavon is one of Scotland's premier fishing rivers, the South Esk, which is plentifully stocked with sea trout and salmon. Local estates offer hunting, shooting and outdoor pursuits. For keen walkers, the five picturesque Angus Glens are within easy access and host the Annual Walking Festival in the Summer and the Ranger Service offers group and guided walks and talks throughout the year.

The Cairngorms National Park is within easy access, as are beautiful Deeside, Perthshire and East Fife areas. These provide a huge variety of summer activities including award-winning sandy beaches, and also access to Scotland's snow-fields for skiing and snowboarding in winter.

Nearby are numerous historic sites including the 1st millennium BC vitrified hill fort on Finavon Hill, the 14C-16C ruin of the fortified Finavon Castle, the Pictish Aberlemno Standing Stones, and the regal splendour of Glamis Castle.

There are a variety of high-quality schools and colleges available in Angus ranging from small village primary schools such as Tannadice, and exclusive private schools such as Lathallan, which provides a transfer bus service for Finavon. Forfar is also well served by primary and secondary schools.



TYNDALS COTTAGE, 11 MILTON LANE

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McEwan Fraser Legal is delighted to introduce to the market this unique and welcoming cottage in a sought-after semi-rural location. Internally, the house unravels to reveal capacious living space with a natural flow that has at the heart of it the kitchen.

The lounge holds a handsome fireplace with a multi-fuel stove for added charm and warmth. This living room is bright and welcoming with modern contemporary styling and décor. The family room/snug is located just off the lounge and accessed via double doors. This could be converted to bedroom three if required but makes a perfect home office or snug.

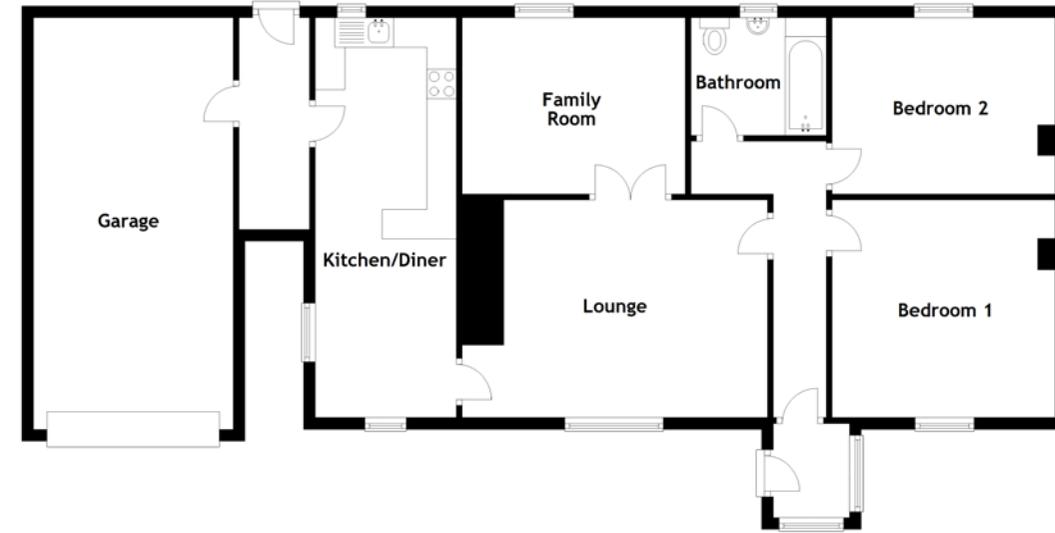
There are two good size bedrooms and a bathroom. The dining kitchen is well stocked with storage units and a free-standing cooker. There is more than enough space for the dining table too!

Externally a large drive will take many vehicles off-road and there is a garage. The secluded back garden is laid mostly to lawn and includes a stylish raised deck whilst the front has been landscaped with mature shrub beds and bound by mature hedging. This home is picture-perfect and ready for the discerning buyer to move into.





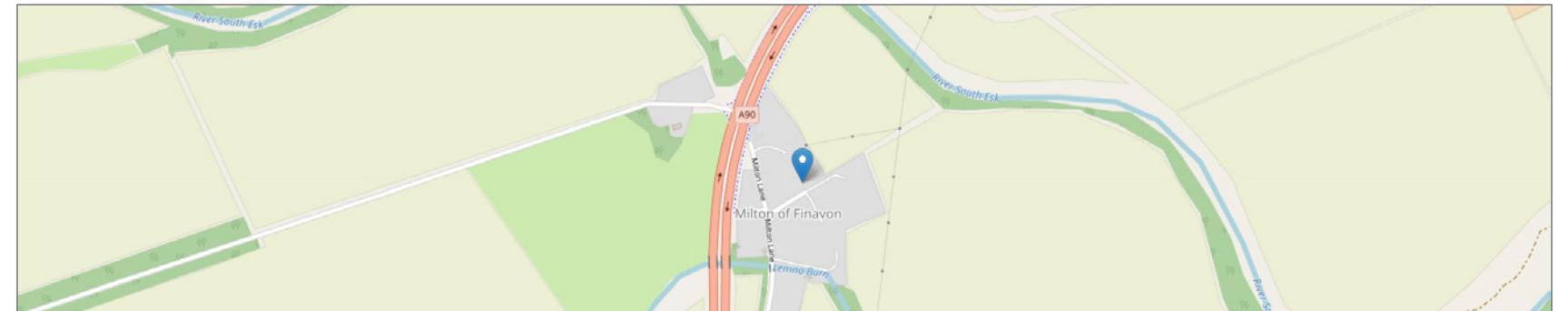
SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.70m (12'2")
Family Room	3.80m (12'6") x 3.00m (9'10")
Kitchen/Diner	6.70m (22') x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 2.00m (6'7")
Garage	7.00m (23') x 3.40m (11'2")

Gross internal floor area (m²): 92m²
EPC Rating: D





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