

15 Charleston Village

CHARLESTON, FORFAR, ANGUS, DD8 1UF



*CHARMING AND SPACIOUS 3-BED
SEMI-DETACHED COTTAGE ENJOYING STUNNING
COUNTRYSIDE VIEWS*



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McEwan Fraser Legal is proud to present this stunning three-bedroom semi-detached cottage, perfectly positioned in a charming semi-rural setting.

Blending traditional character with modern comfort, this beautifully presented home offers spacious, light-filled accommodation over two levels. Thoughtfully upgraded throughout, it provides a versatile layout ideal for family living, combining the tranquillity of the countryside with contemporary design and convenience.

The ground floor comprises a generous lounge featuring a log-burning stove, creating a cosy and welcoming atmosphere.



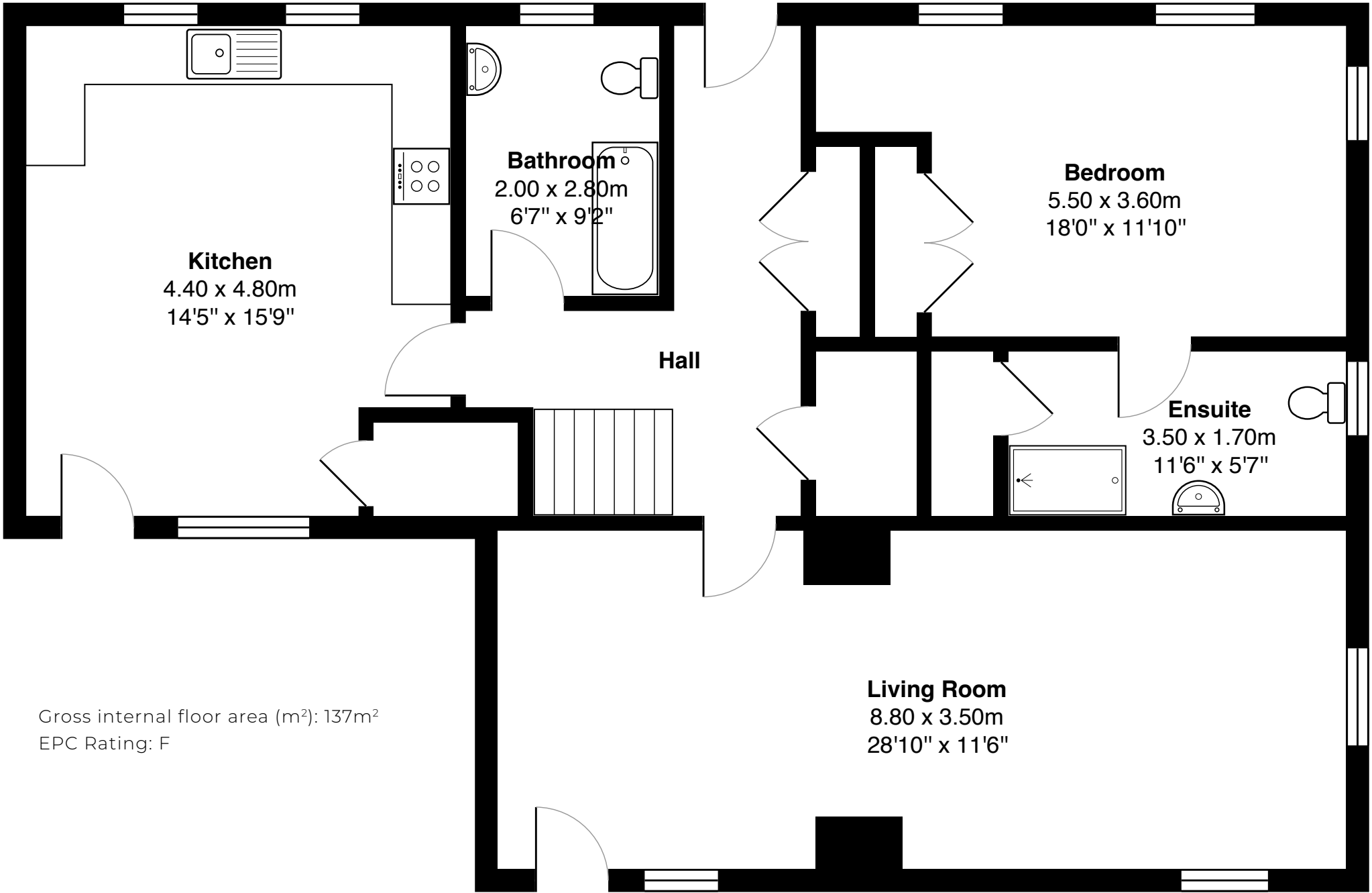
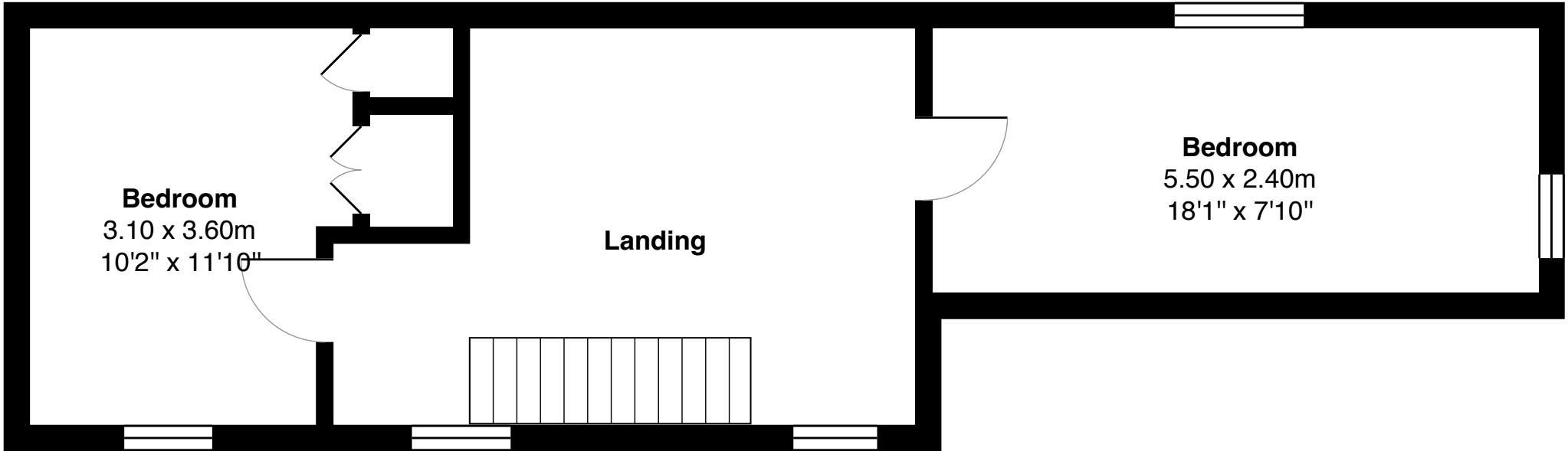
The impressive open-plan kitchen, dining, and family area forms the heart of the home, a bright and sociable space designed for everyday living and entertaining, complete with countryside views, ample natural light, and a built-in dishwasher for added convenience.



The ground floor also includes a well-proportioned bedroom with en-suite facilities and a beautifully updated family bathroom featuring newly tiled finishes.



Upstairs, you'll find two well-proportioned bedrooms connected by a spacious landing, large enough to accommodate a desk or create a comfortable study area. A striking split staircase adds to the home's architectural charm, providing a distinctive and elegant feature within this beautifully designed property.



Gross internal floor area (m²): 137m²
EPC Rating: F



Externally, the property boasts generous front and rear gardens, providing ample space for relaxation, recreation, and outdoor entertaining. The front garden offers a welcoming approach, while the large south facing rear garden features a charming pergola, the perfect spot for alfresco dining or enjoying the peaceful surroundings. With open views across the surrounding countryside, the outdoor space perfectly complements the home's blend of rural tranquillity and modern living, all within easy reach of local amenities and transport links.

Additionally, the property benefits from a substantial external cellar, offering excellent additional storage space.



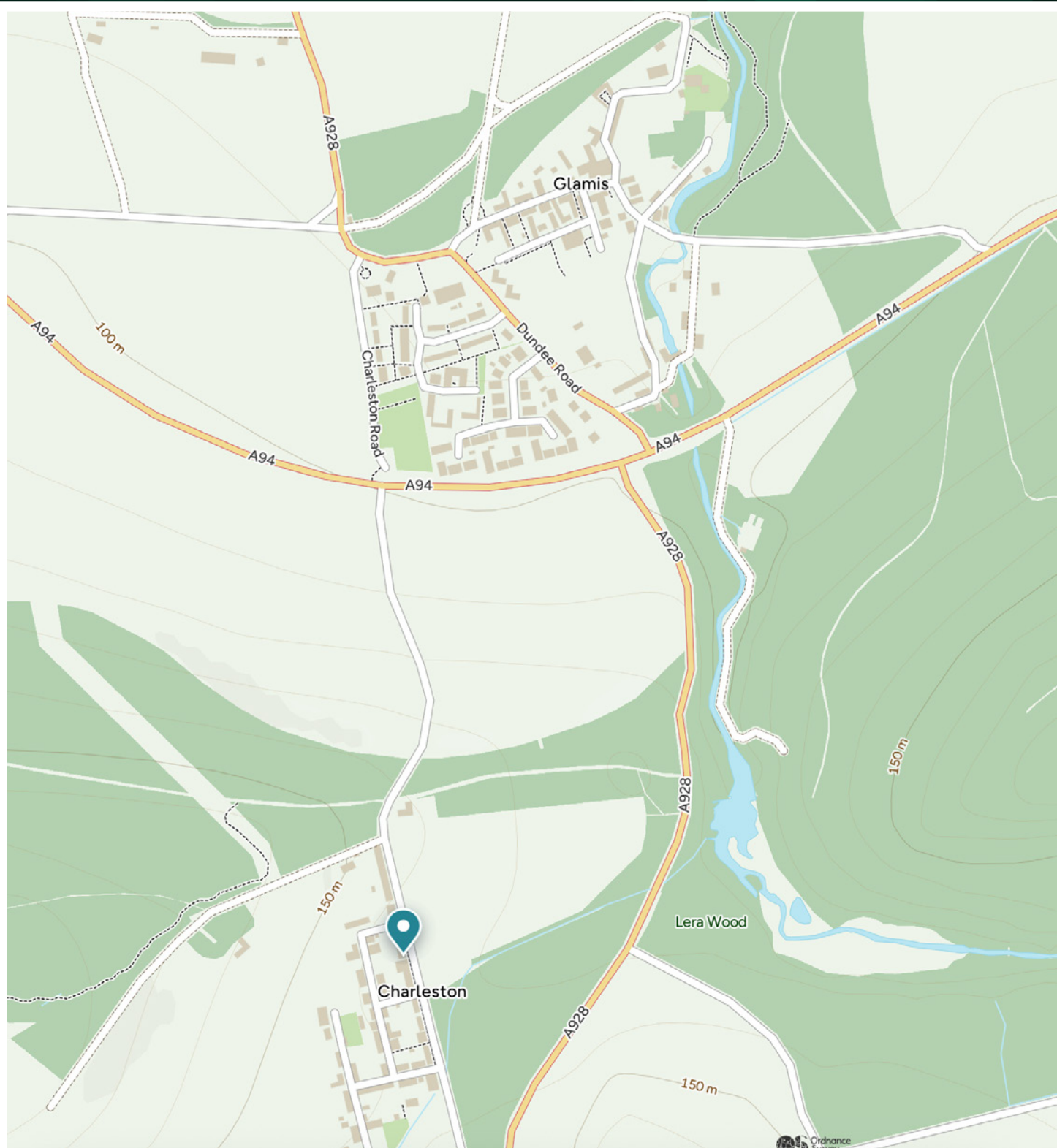


Nestled in the heart of the Angus countryside, Charleston Village offers a truly tranquil setting for those seeking the charm of rural living without sacrificing modern convenience. This picturesque community, surrounded by rolling farmland, provides peace, natural beauty, and a warm, welcoming atmosphere.

The village itself is a close-knit haven, featuring a blend of quaint cottages and contemporary homes that retain a distinctive countryside character. It's the perfect place to embrace a slower, more relaxed pace of life. For outdoor lovers, the surrounding landscape is a natural playground, with scenic walks, cycling routes, and abundant wildlife right on the doorstep.

Despite its peaceful setting, Charleston remains well-connected. The nearby town of Forfar is just a short drive away, offering a comprehensive range of shops, supermarkets, schools, and leisure facilities. Excellent transport links via the A90 also provide easy access to Dundee, Aberdeen, and beyond, making the village ideal for commuters.

With its idyllic location, strong community spirit, and excellent links, Charleston Village is the perfect choice for enjoying the best of country living in beautiful Angus.



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