




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

5 Castle Grove

LONGFORGAN, ANGUS, DD2 5HZ



LONGFORGAN

Positioned within the gates of Castle Huntly in the edge of the village of Longforgan. This home is well placed for easy access to the A90 between Dundee and Perth making this a useful base for the commuter. Longforgan has good schooling with one being recently extended. The village community has been raising money for the new hall. Each year there is a Scarecrow trail and a gala day provides fun for the family and the local community. There are amenities such as the Post Office, Village Shop, Bowling and other local facilities are available with larger facilities being within easy reach by road in

Dundee. Local bus services pass through the village providing connections to both Dundee and Perth and the main A90 gives access to Dundee and Perth and main routes beyond.

Longforgan is situated to the north of the Firth of Tay and bounded by the Sidlaw Hills. Modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Situated within proximity of Ninewells Hospital this would make an attractive Buy-to-Let option. It's recent, and extensive regeneration has created a beautiful

and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus a superb range of leisure facilities to cater for all the family. Situated to the West of Dundee, there is easy access to the A90, providing commuting links to Perth and Dundee. In addition, the property is ideally located for access to many local amenities including the Primary School, train station and grocery store.



5 CASTLE GROVE

McEwan Fraser Legal is delighted to present this three bedroom house, in the grounds of Castle Huntly. The property is spacious and offers the opportunity to place your mark on it with some decoration being required. The house showcases excellent views of the castle and surrounding countryside. Inside, the property comprises of:

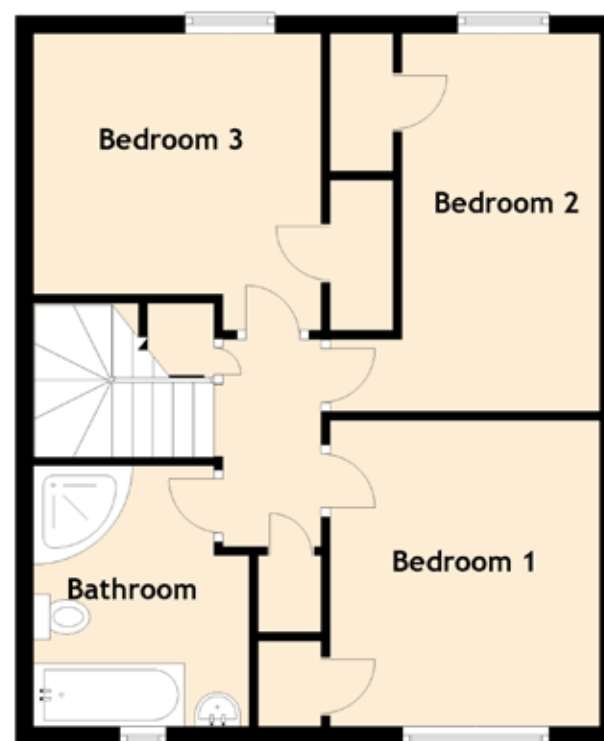
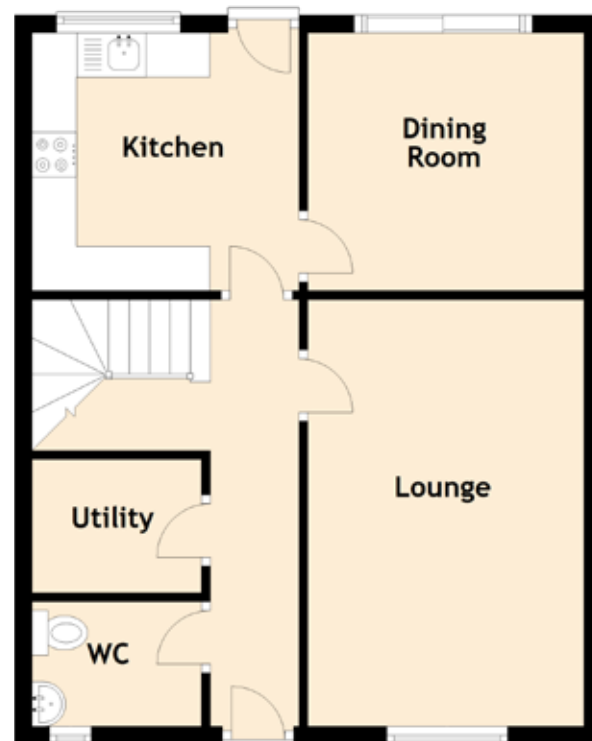
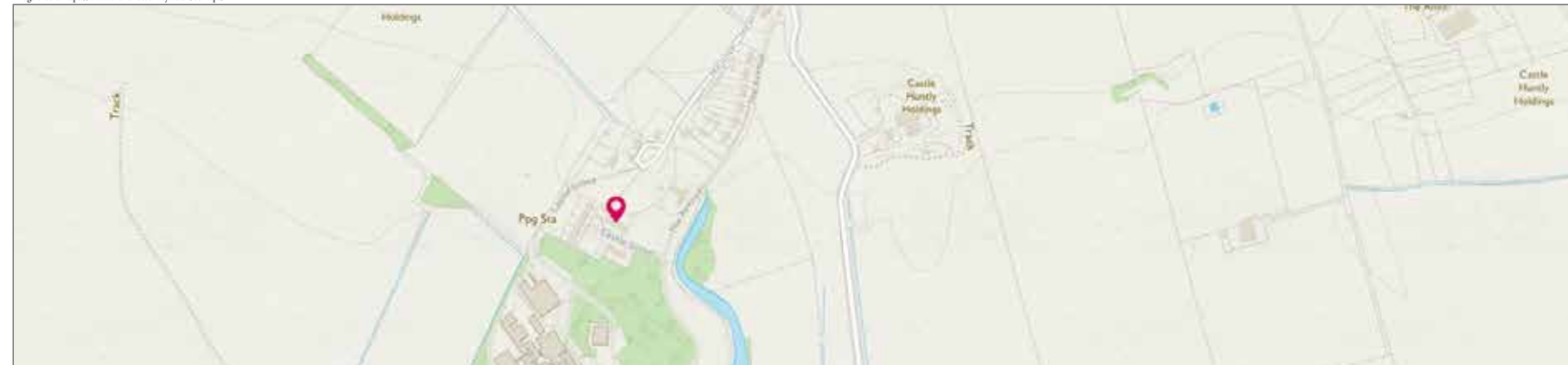
- Kitchen with fitted units at both wall and floor height
- Spacious living area with large window to the front garden
- Dining room with door to the back garden
- Utility room
- Guest cloakroom and toilet
- Three bedrooms on the upper floor
- Family bathroom with bath and separate shower unit
- Excellent storage

In addition to this, the property includes a garage adjacent to the house, gardens back and front. This is a rare opportunity to acquire a home with spacious accommodation at a good price in a fantastic location.





Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.10m (10'2")
Kitchen	3.00m (9'10") x 2.90m (9'6")
Dining Room	3.10m (10'2") x 2.90m (9'6")
Utility	2.00m (6'7") x 1.50m (4'11")
WC	2.00m (6'7") x 1.40m (4'7")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 98m²
EPC Rating: C




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer