

19 Charleston Village

FORFAR, DD8 1UF



Exceptional extended semi-detached cottage with stunning countryside views, three bedrooms and two public rooms with oodles of charm



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Nestled in a picturesque semi-rural setting, this beautifully extended semi-detached cottage offers an abundance of space, light, and modern comforts while retaining its charming character. Designed for versatile family living, the home has been thoughtfully enhanced to provide bright and spacious accommodation over two floors, perfectly suited for those seeking a blend of rural tranquility and contemporary living.

THE LOUNGE



Upon entering, you are welcomed by a front porch/vestibule, leading into the spacious lounge, where a log-burning stove creates a warm and inviting atmosphere.

THE KITCHEN, FAMILY, & DINING ROOM



The stunning open-plan kitchen, family, and dining room is a fantastic space and is the heart of the home, designed for both everyday living and entertaining, with ample natural light and views of the surrounding countryside. The ground floor also features two well-proportioned bedrooms, a modern family bathroom and a utility room.



BEDROOM 2



BEDROOM 3



THE BATHROOM



THE UTILITY & HALL



The upper floor has been a remarkable addition, featuring a luxurious principal bedroom that offers a peaceful retreat. A study area has also been incorporated, providing the perfect space for home working or relaxation. A striking feature staircase, which splits in two, adds to the architectural impact of the home, making it as impressive as it is functional.

Designed with efficiency and comfort in mind, the home benefits from the addition of an air source heat pump, ensuring economic heating and energy efficiency. Thoughtful insulation upgrades provide a warm and comfortable living environment throughout the year.

THE STUDIO



BEDROOM 1



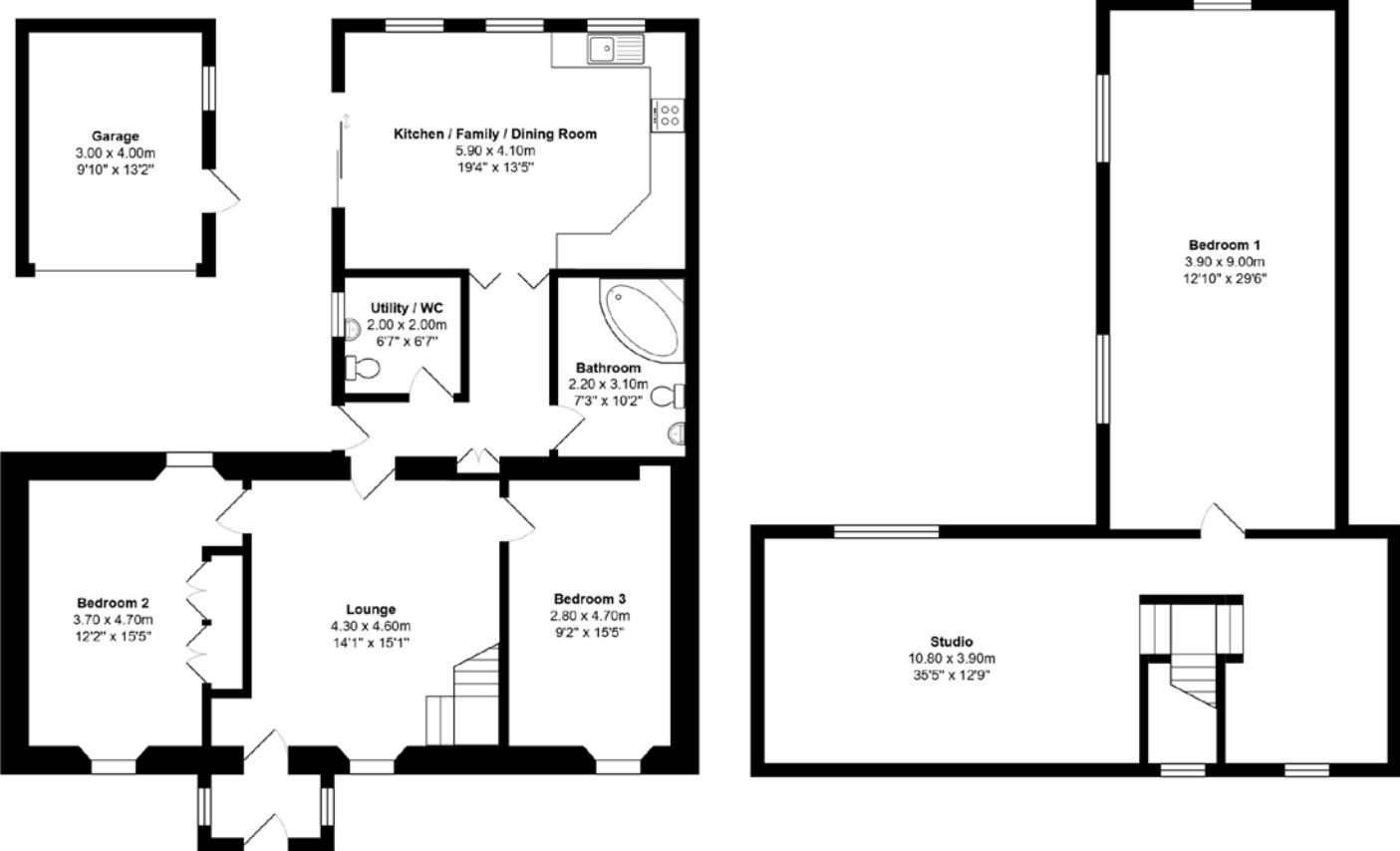
Externally, the property enjoys breathtaking countryside views, offering a peaceful setting that enhances the home's charm and appeal. With its semi-rural location, this property provides the perfect balance of tranquil living with easy access to local amenities and transport links.

This one-of-a-kind cottage offers space, style, and sustainability in a truly idyllic setting. Viewing is highly recommended to fully appreciate all that this stunning home has to offer.

EXTERNALS

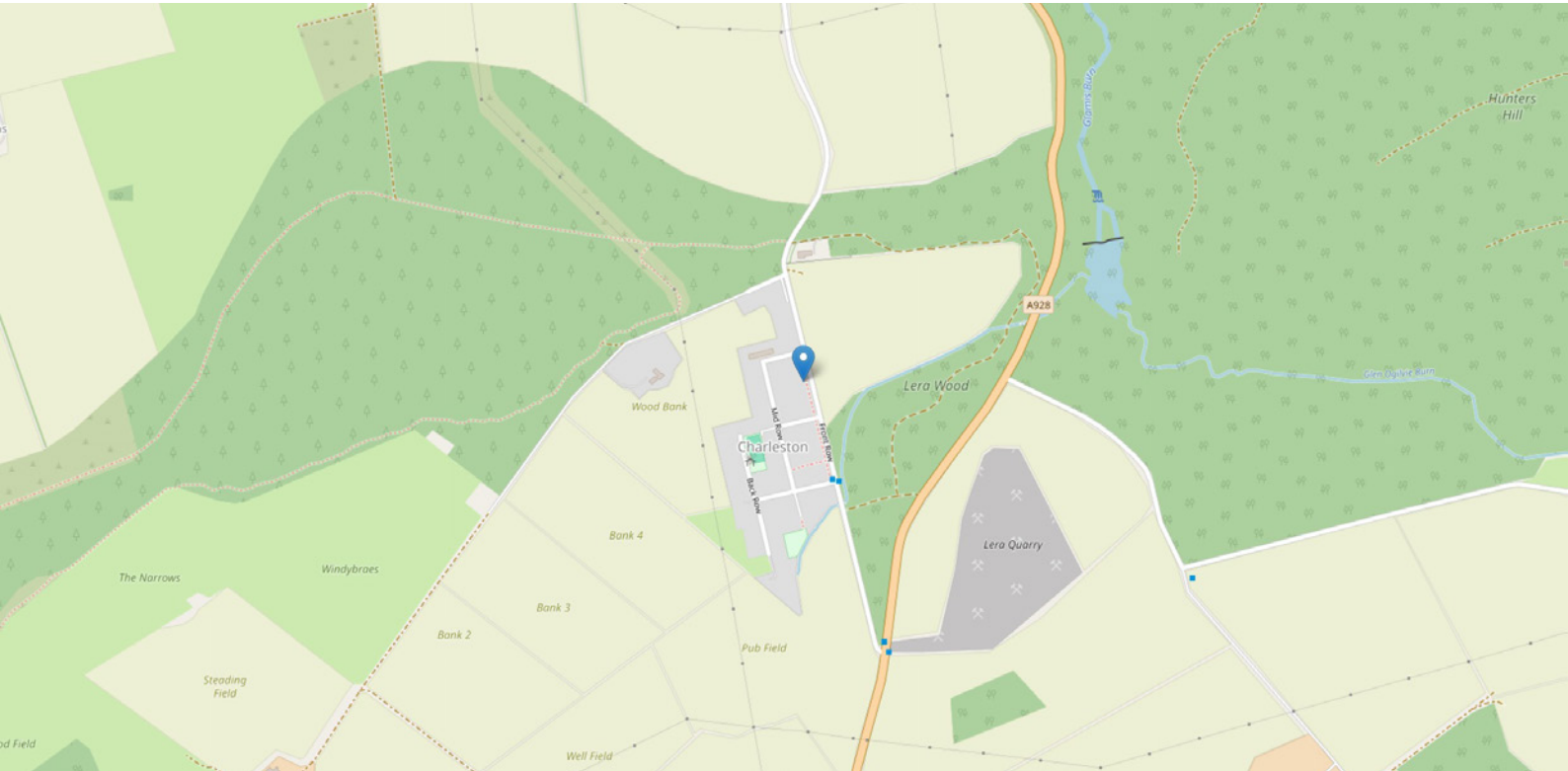


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 147m² | EPC Rating: D



THE LOCATION

Nestled in the heart of the Angus countryside, Charleston Village offers a charming and tranquil setting for those seeking a peaceful rural lifestyle while remaining within easy reach of essential amenities. This picturesque village is surrounded by rolling farmland and open landscapes, providing a sense of seclusion and natural beauty that makes it a truly special place to call home.





Charleston is a small, close-knit community known for its welcoming atmosphere and traditional village charm. With a mix of characterful cottages and modern homes, the village maintains a distinctive countryside feel, offering residents the opportunity to enjoy a slower pace of life away from the hustle and bustle of larger towns and cities.

For outdoor enthusiasts, Charleston is perfectly positioned to explore the stunning Angus countryside, with walking, cycling, and nature trails right on the doorstep. The surrounding fields, woodlands, and nearby glens provide ample opportunity for those who enjoy outdoor pursuits, wildlife spotting, or simply taking in the breathtaking scenery.

While Charleston Village enjoys its rural charm, it remains well-connected. The nearby town of Forfar, just a short drive away, provides a full range of shops, supermarkets, schools, healthcare facilities, and leisure amenities. The village also benefits from easy access to the A90, offering convenient links to Dundee, Aberdeen, and beyond, making it an ideal location for commuters looking to enjoy country living while staying well connected.

With its idyllic rural setting, a strong sense of community, and convenient access to local amenities, Charleston Village is the perfect place for those seeking a peaceful countryside lifestyle with the benefits of modern connectivity.



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