

# Bothy Cottage

ROSECROFT COURT FOREHILLS, CARMYLLIE, ARBROATH, DD11 2RH



*End-terraced cottage with bright lounge, multi-fuel stove, solar panels, EVC, dining kitchen, conservatory and two generous bedrooms*



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A bright, flexible semi-rural home, perfectly positioned for modern living. Properties offering semi-rural tranquillity with practical, single-level living are consistently in demand. This end-terraced cottage combines generous accommodation, flexible spaces, and delightful outdoor areas, making it an ideal choice for families, couples or buyers seeking lifestyle and comfort.

# THE LOUNGE & CONSERVATORY



This cottage is designed to support relaxed, flexible living. The lounge is bright, welcoming, and centred around a multifuel stove that heats radiators, creating a cosy hub for the home. The conservatory makes the most of the countryside views, offering a perfect space for relaxed dining or a second sitting area.

# THE KITCHEN



The dining kitchen includes a breakfast area and extensive storage, opening via French doors to the garden, creating a natural connection to the outdoors.





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## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



Externally, the property provides well-planned, private gardens with multiple seating areas to enjoy the countryside. A standout feature is the hot tub pergola, ideal for entertaining, relaxing, or soaking up the semi-rural surroundings. The garage and driveway provide secure parking and storage, a key feature for local buyers, while the rear garden offers space for family or hobby gardening. This home delivers a blend of practical living and lifestyle appeal in a sought-after semi-rural setting.

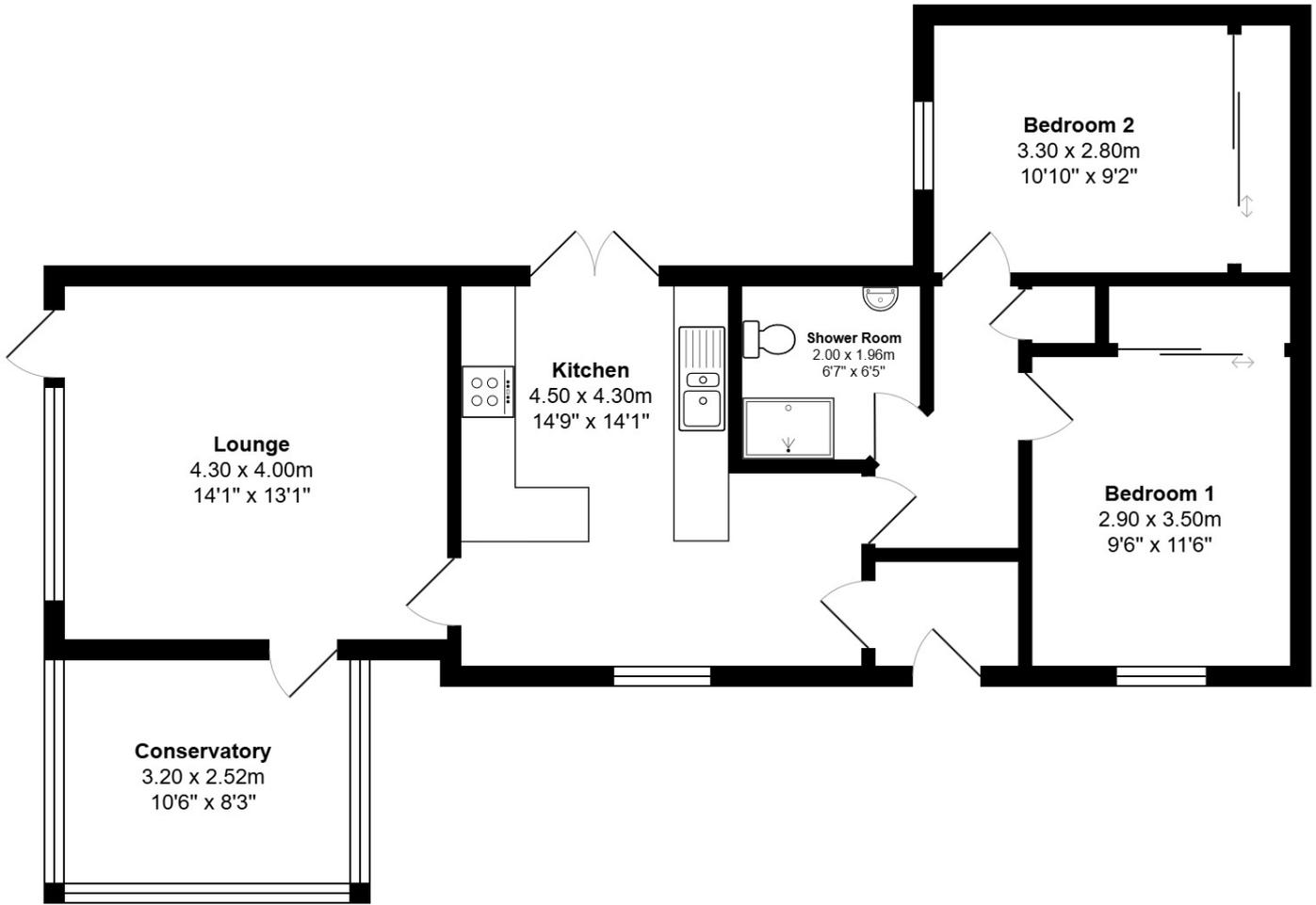
Properties with single-level living, flexible reception space, private gardens and countryside outlooks are in demand within this area. Early viewing is strongly recommended to appreciate the combination of lifestyle, space and location that this property offers.

# EXTERNALS & VIEWS



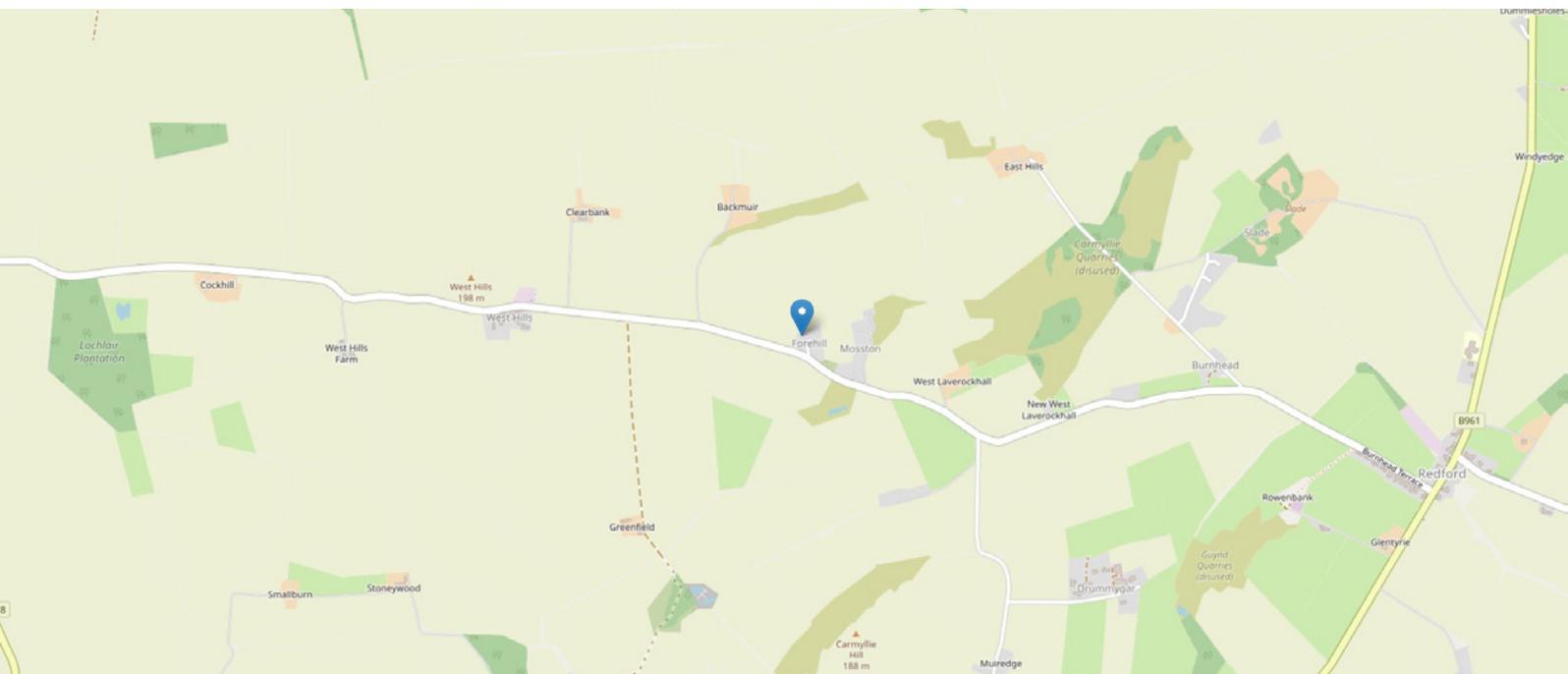


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated in the popular semi-rural setting of Rosecroft Court, Forehills, Carmyllie, near Arbroath, the property offers a peaceful village lifestyle with excellent local amenities. Families benefit from catchment for Carmyllie Primary School and nearby secondary provision at Arbroath High School, both recognised locally.





Local shops, cafés and services are available in Arbroath, alongside larger retail options including supermarkets and high street amenities. For healthcare, Arbroath Infirmary and nearby medical practices provide convenient access.

Transport links are good for commuting to Arbroath town centre or Dundee, with the A92 providing connections to Dundee, Forfar and beyond. Regular bus services operate locally, supporting easy access to schools, shops and regional facilities.



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