



# The Coach House

3 LEGASTON STEADING, FRIOCKHEIM, DD11 4SB

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# Legaston

## *The Location*

This is an outstanding opportunity to purchase this superbly presented property forming part of a steading conversion that boasts excellent views of the surrounding countryside.

The property is well-positioned for easy access to a range of Angus towns and villages with the nearby village of Friockheim offering local amenities close at hand. The towns of Arbroath and Forfar offer excellent facilities



ANGUS, DD11 4SB





including major superstores and schooling at primary and secondary levels.

The golfing town of Carnoustie is also within easy reach in addition to the city of Dundee which offers major facilities. The property is ideally positioned for commuting to the cities of Aberdeen and Dundee.



# 3 Legaston Steading

THE COACH HOUSE





## *The Property*

McEwan Fraser Legal are delighted to offer onto the open market this beautifully presented and skillfully adapted steading conversion. The property benefits from double glazing and gas central heating (which includes underfloor heating) with the accommodation comprising: garden room with woodburning stove with access to a WC and office/study and the open plan living/dining room which takes in superb views of the surrounding Angus countryside.

THE GARDEN ROOM







## *The Property*

There is open access from the dining area to the kitchen diner which benefits from a range of modern fitted units as well as an island unit and also has a connecting door to the study/office. The study/office leads on to a sitting room which has connecting doors to the utility room and the large integral double garage. Stairs from the mezzanine level of the living/dining

room lead to the upper floor with the upper landing providing access to four bedrooms with the master having an ensuite bathroom with separate shower unit. A further shower room is accessed from the upper landing as well as a deep fitted storage cupboard. Each of the bedrooms on the upper floor enjoys further open countryside views.





OPEN PLAN LIVING





*“...the open plan living/  
dining room which  
takes in superb views of  
the surrounding Angus  
countryside...”*



KITCHEN/DINER









*Sitting Room*



*Study*



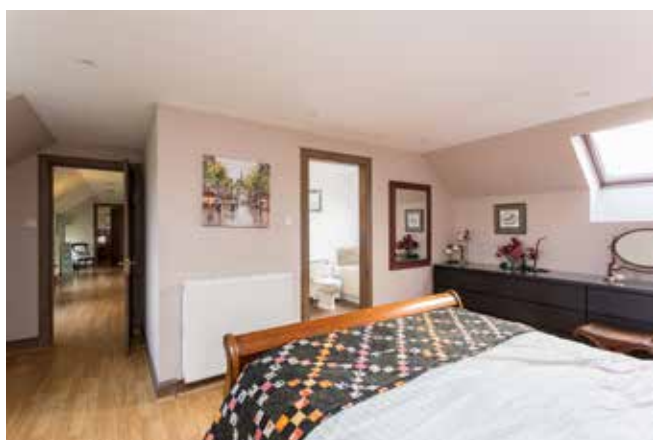
*Study*



*Utility*

## BEDROOMS & BATHROOMS





## BEDROOMS & BATHROOMS





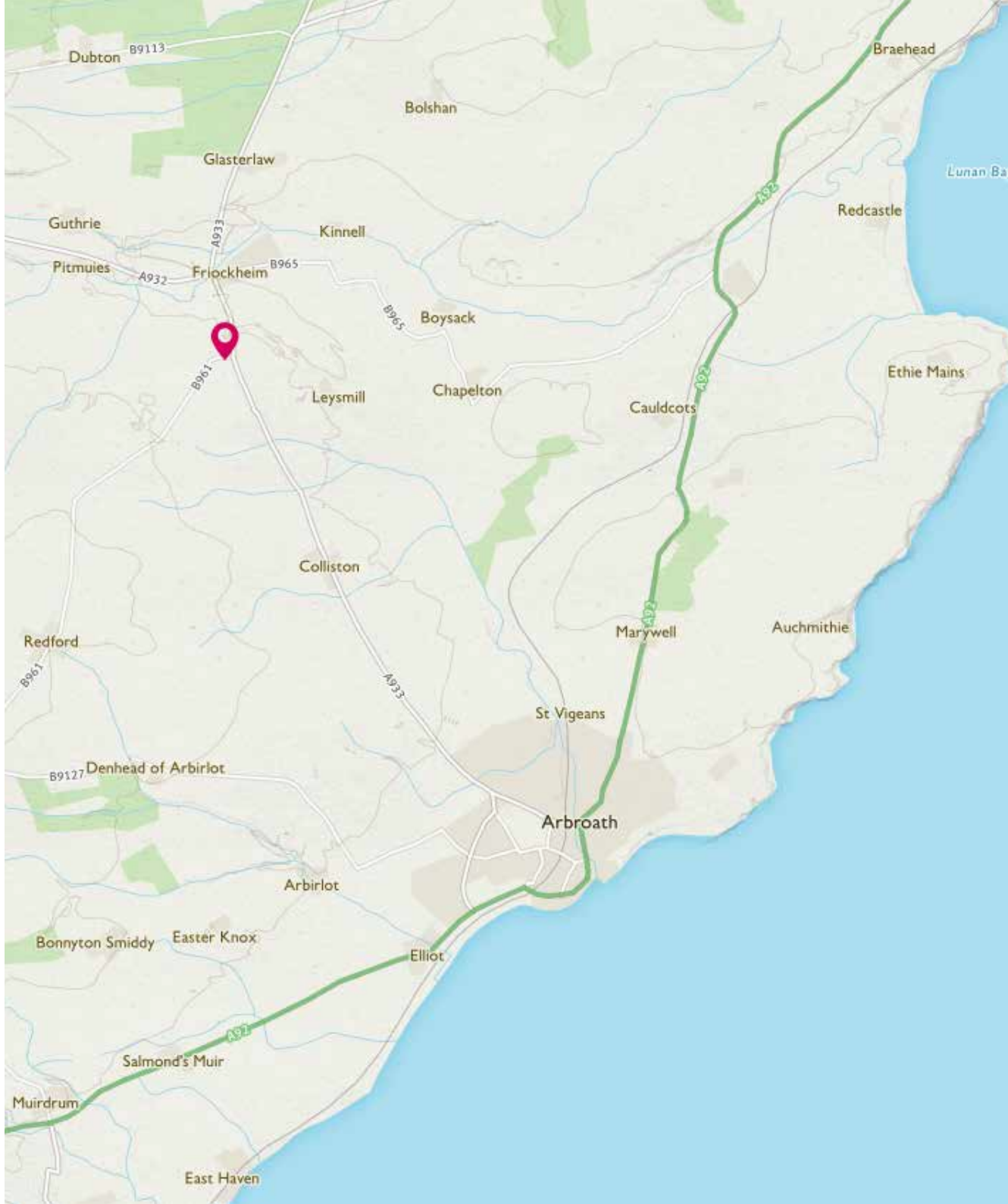
## THE EXTERIOR





## *The Property*

There is a paved courtyard area to the south side of the property which enjoys a variety of plants and shrubbery whilst the off-street parking also lies to the south side of the property in addition to a further area of the garden beyond. A large lawn is located to the north side of the property and is accessed via two doors within the living/dining room. The integral double garage benefits from power and light and has a fitted storage area which is currently used as a wine cellar.



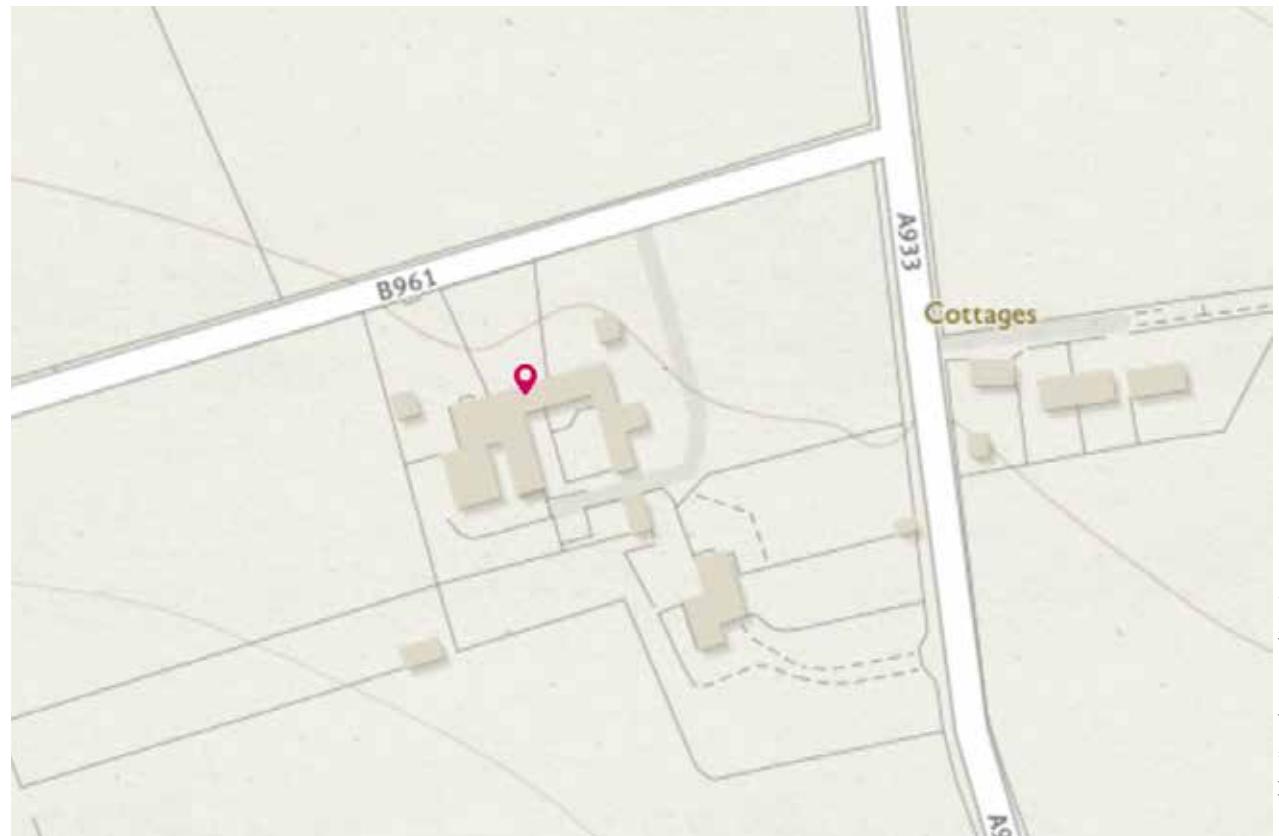
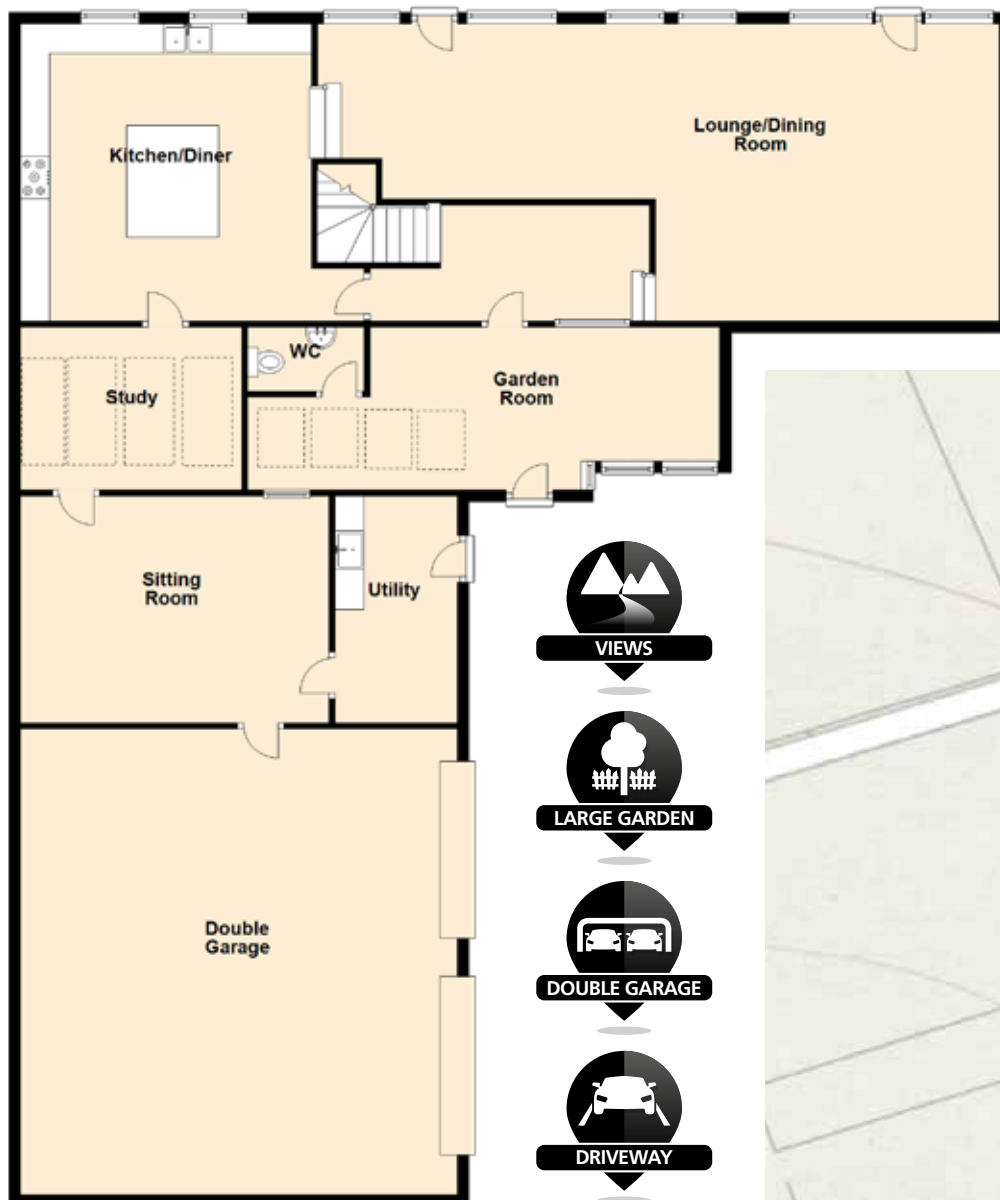
## *The Details*

Approximate Dimensions  
(Taken from the widest point)

Lounge/Dining Room	11.70m (38'5") x 5.20m (17'1")
Kitchen/Diner	5.10m (16'9") x 5.00m (16'5")
Garden Room	8.10m (26'7") x 2.80m (9'2")
Sitting Room	5.30m (17'5") x 3.90m (12'10")
Utility	3.80m (12'6") x 2.40m (7'10")
Study	3.80m (12'6") x 2.80m (9'2")
WC	2.00m (6'7") x 1.10m (3'7")
Double Garage	8.00m (26'3") x 7.50m (24'7")
Bedroom 1	5.30m (17'5") x 5.10m (16'9")
En-suite	3.50m (11'6") x 1.70m (5'7")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 2.30m (7'7")
Shower Room	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 247m<sup>2</sup>

EPC Rating: C





# McEwan Fraser Legal

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