

Cairney Cottage

FINAVON, ANGUS, DD8 3PX



WONDERFUL RUSTIC FEEL WITH THE CLEVER USE OF OLD STONE AND WOOD, BEAMS AND ENGINEERED STAIRCASES



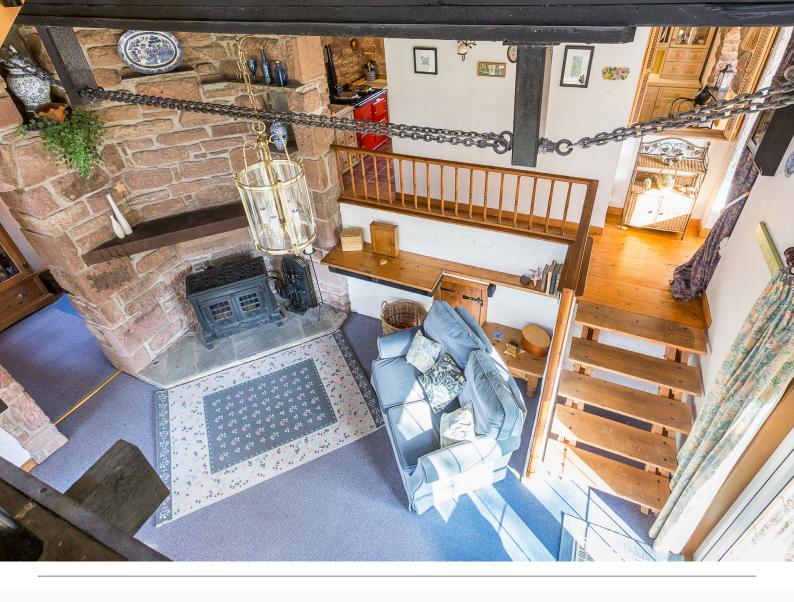


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McEwan Fraser Legal is delighted to introduce to the market this unique and spacious family home.

Internally, the house unravels to reveal capacious living space with a natural flow that has at the heart of it the kitchen. This home is "quirky" has oodles of stairs and huge potential for the lucky buyer. A degree of modernisation is required but what an opportunity! This home is reminiscent of a rustic French Farmhouse with the use of stone and wood and metal railings all coming together with balconies, minstrel galleries and spacious living areas. There are four bedrooms, three public rooms, kitchen and dining room. This home was built with love, passion and an eye for design.

The drive is large enough for several vehicles and the garage and outhouses offer further potential. If you love character in your home, if you love the unusual, if you love bright, airy, living spaces, this is a home for you.

Cairney Cottage









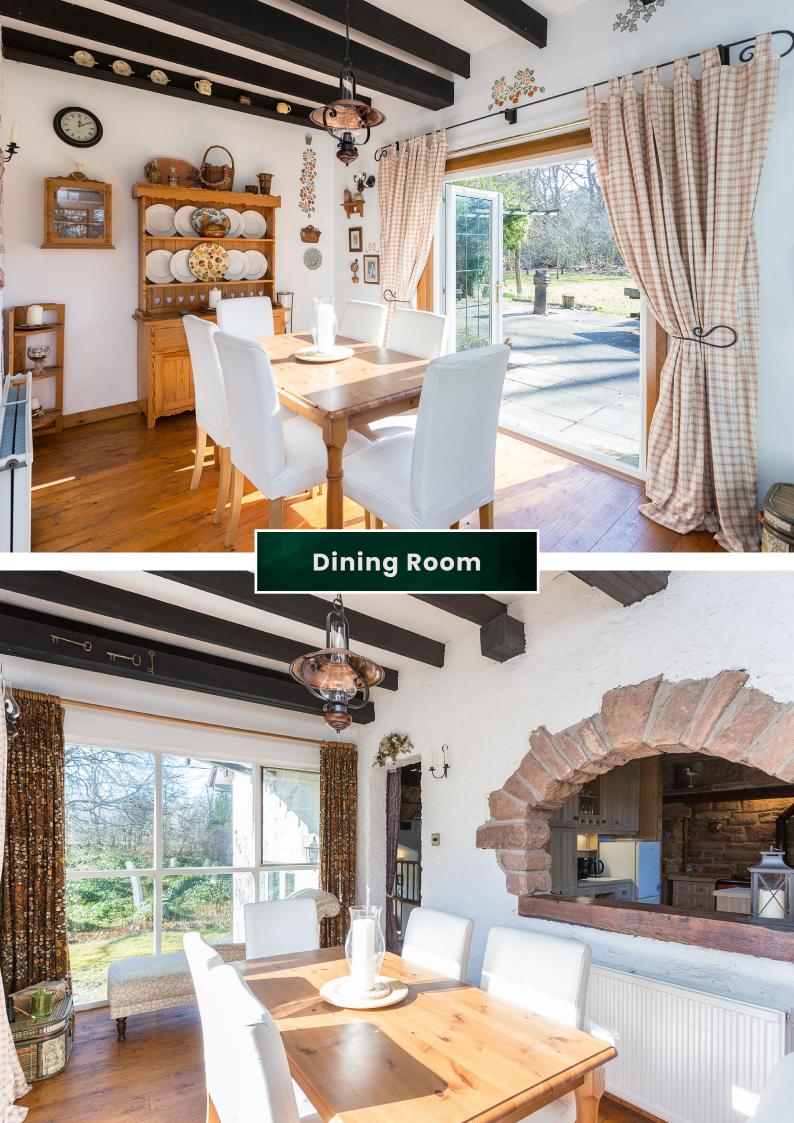






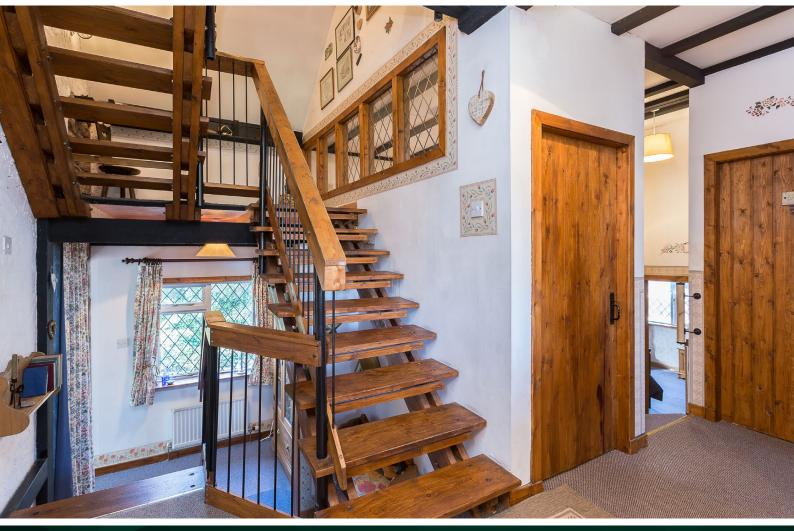






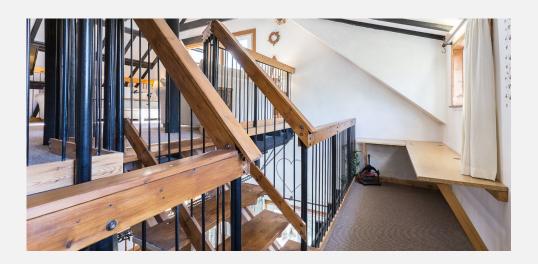






Hallway/Stairs















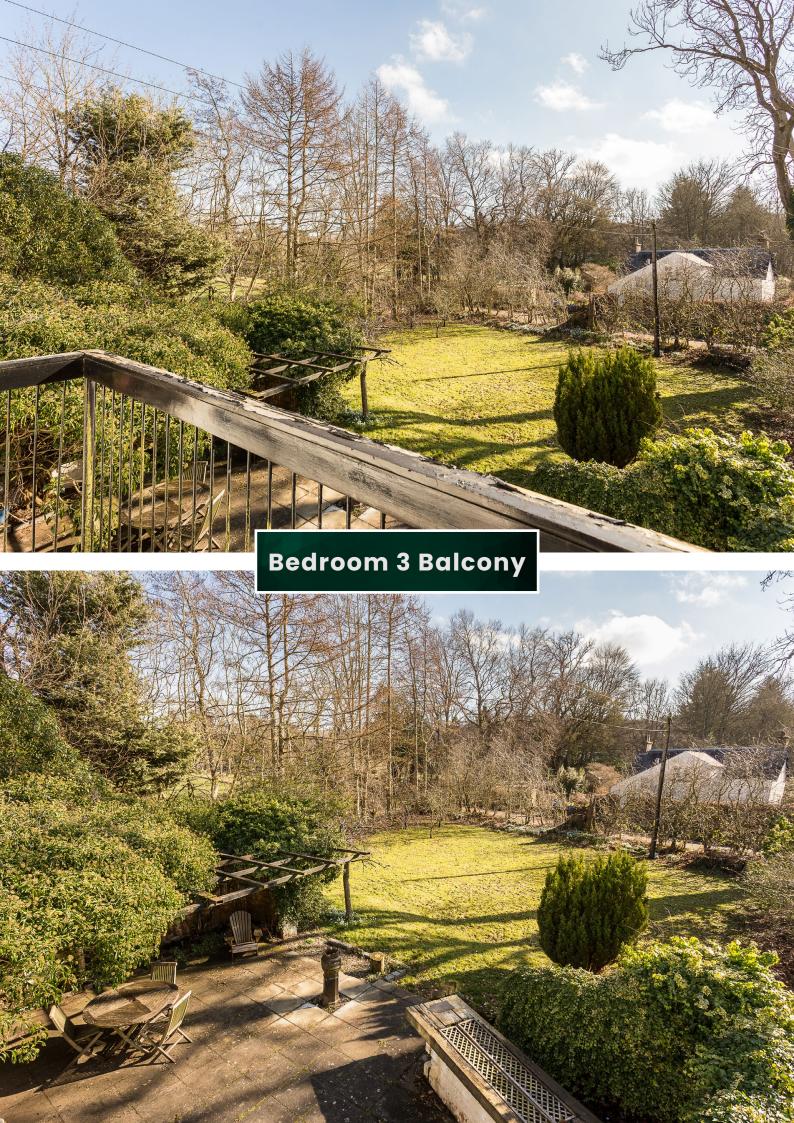






















Gross internal floor area (m²): 209m² EPC Rating: E















Finavon is a small hamlet located between Forfar and Brechin in Angus with convenient access to the A90 trunk road. This allows easy commuting to Dundee and Aberdeen and also access to their airports. Aberdeen is a thriving metropolis and Dundee has a fantastic waterfront development underway which will incorporate the new V&A museum. Both cities have an abundance of cultural activities. Edinburgh and Glasgow are also easily accessible with both airports being within 2 hours by road. Rail links from Dundee and Montrose provide additional commuting benefits. Local amenities are available in Finavon with a shop, two cafes and a hotel. Forfar and Brechin provide larger supermarkets whilst maintaining their friendly market town feel.

There are local music festivals, arts festivals, agricultural shows and regular thriving farmers' markets. Some 30 minutes or so will see you arrive in the coastal areas of Montrose and Arbroath not forgetting the award-winning spectacular beach at Lunan Bay.

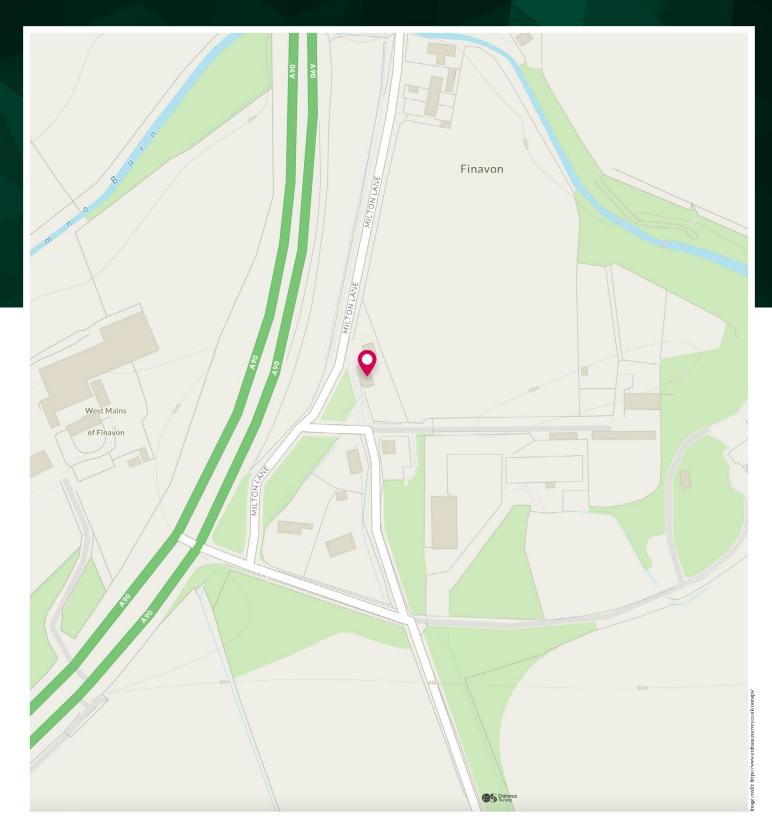
The Location



Traversing Finavon is one of Scotland's premier fishing rivers, the South Esk, which is plentifully stocked with sea trout and salmon. Local estates offer hunting, shooting and outdoor pursuits. For keen walkers, the five picturesque Angus Glens are within easy access. The Glens host the Annual Walking Festival in the Summer and the Ranger Service offer group and guided walks and talks throughout the year. The Cairngorms National Park is within easy access, as are beautiful Deeside, Perthshire and East Fife areas. These provide a huge variety of summer activities including award-winning sandy beaches, and also access to Scotland's snow-fields for skiing and snowboarding in winter.

There are a variety of high-quality schools and colleges available in Angus ranging from small village primary schools such as Tannadice, to exclusive private schools such as Lathallan, which provides a transfer bus service for Finavon. Forfar is also well served by primary and secondary schools.

The Location





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