McEwan Fraser Legal
Solicitors & Estate Agents

# School House

KINNELL, ARBROATH, DD11 4UL

*Former schoolhouse near Arbroath offering four bedrooms, flowing reception spaces, extensive gardens with pond, double garage, workshop and multiple outbuildings*

01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this period, former school house, and part exchange may be available. Ask us for more details. School House, Kinnell is a distinguished former schoolhouse with extensive gardens, outbuildings and exceptional space. This is a rare opportunity to acquire a character home, combining period origins with modern family living. Homes that successfully blend character, scale and flexibility are increasingly sought after, particularly in semi-rural settings where space and lifestyle are key decision drivers.

The property presents as a handsome and well-balanced home, with a layout that reflects both its original character and its evolution into a practical family residence. The sense of space is immediate, both internally and externally, supported by a high standard of presentation throughout.

# THE LOUNGE

The ground floor is arranged to support both everyday living and entertaining. Entry is via a porch into a central hall, leading through to a generously proportioned lounge featuring a fireplace as a focal point.

# THE SITTING & DINING ROOM

French doors connect the lounge to a sitting room, which in turn flows naturally into the dining area and onward to the kitchen. This sequence of rooms creates excellent circulation and allows the space to be used flexibly depending on the occasion. The dining and family areas enjoy views across the pond and gardens, reinforcing the connection between the home and its surroundings, a feature that consistently resonates with buyers seeking a more relaxed lifestyle setting.

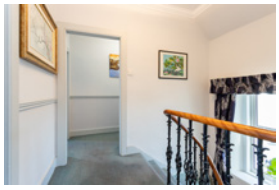
The kitchen is spacious and well-fitted with an extensive range of cabinets, offering ample storage and preparation space. There is sufficient room for a breakfasting table, with potential for an island if desired. A utility room of notable size adds further practicality, supporting laundry, storage and household organisation.

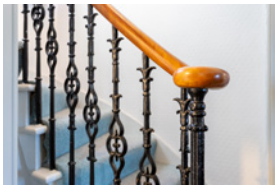
# THE KITCHEN

# THE UTILITY

Also on the ground floor is a bedroom and a shower room, providing flexibility for guests, multi-generational living or home working.

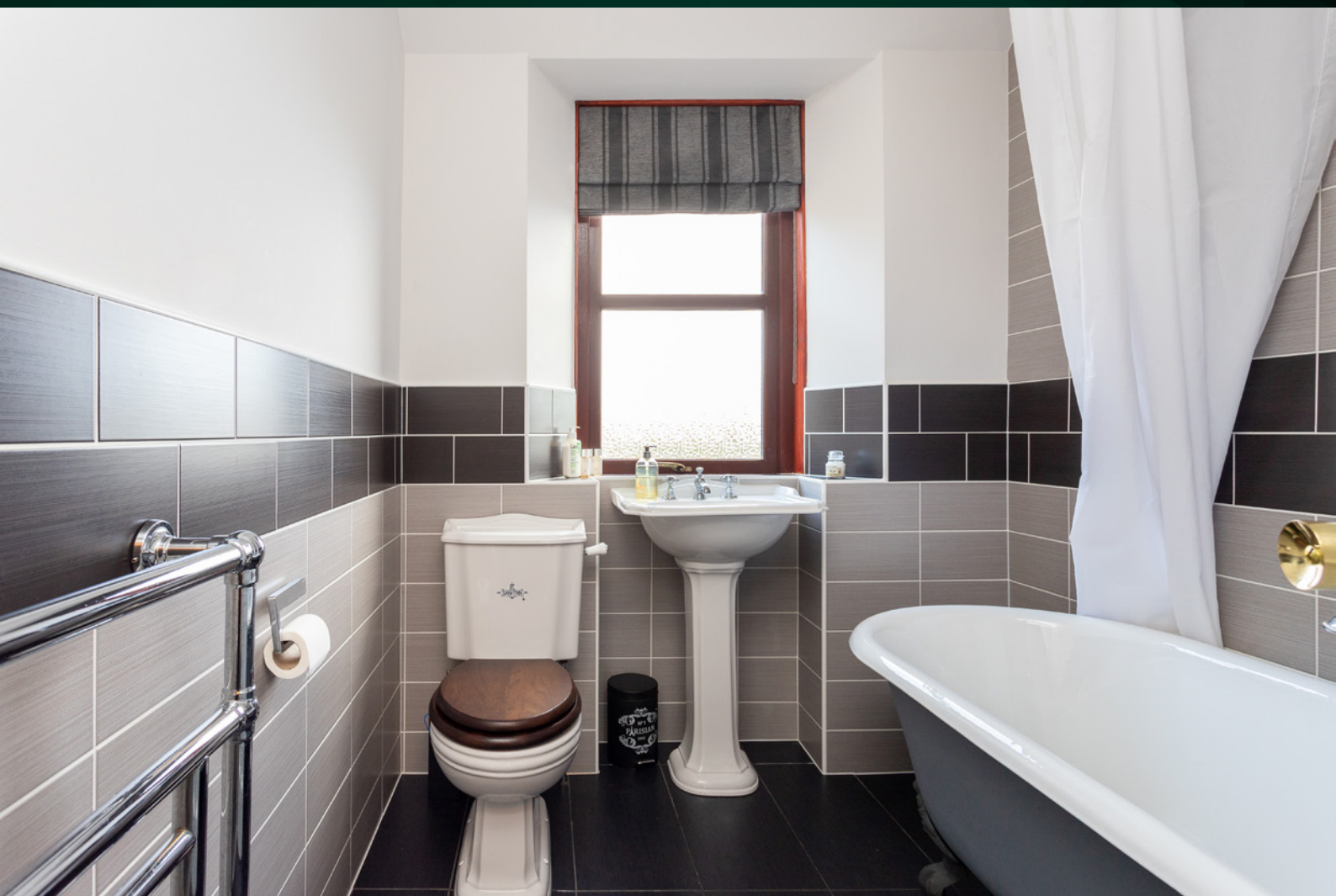
# BEDROOM 4 & THE SHOWER ROOM





Upstairs, the property provides three further bedrooms, all well-proportioned and adaptable to a variety of needs. A bathroom serves this level, creating a straightforward and functional arrangement for family living.

# THE BATHROOM



# BEDROOM 1

# BEDROOM 2

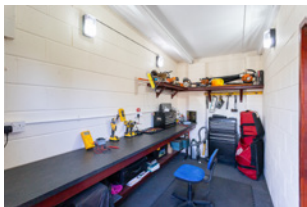
# BEDROOM 3

The external space is a defining element of this property. The gardens are extensive, well-maintained and thoughtfully arranged, offering a variety of areas for relaxation, recreation and enjoyment. A pond provides an attractive focal point, enhancing the overall setting and outlook from the home. A large driveway offers ample parking, suitable for multiple vehicles and ideal for those with a caravan or motorhome.

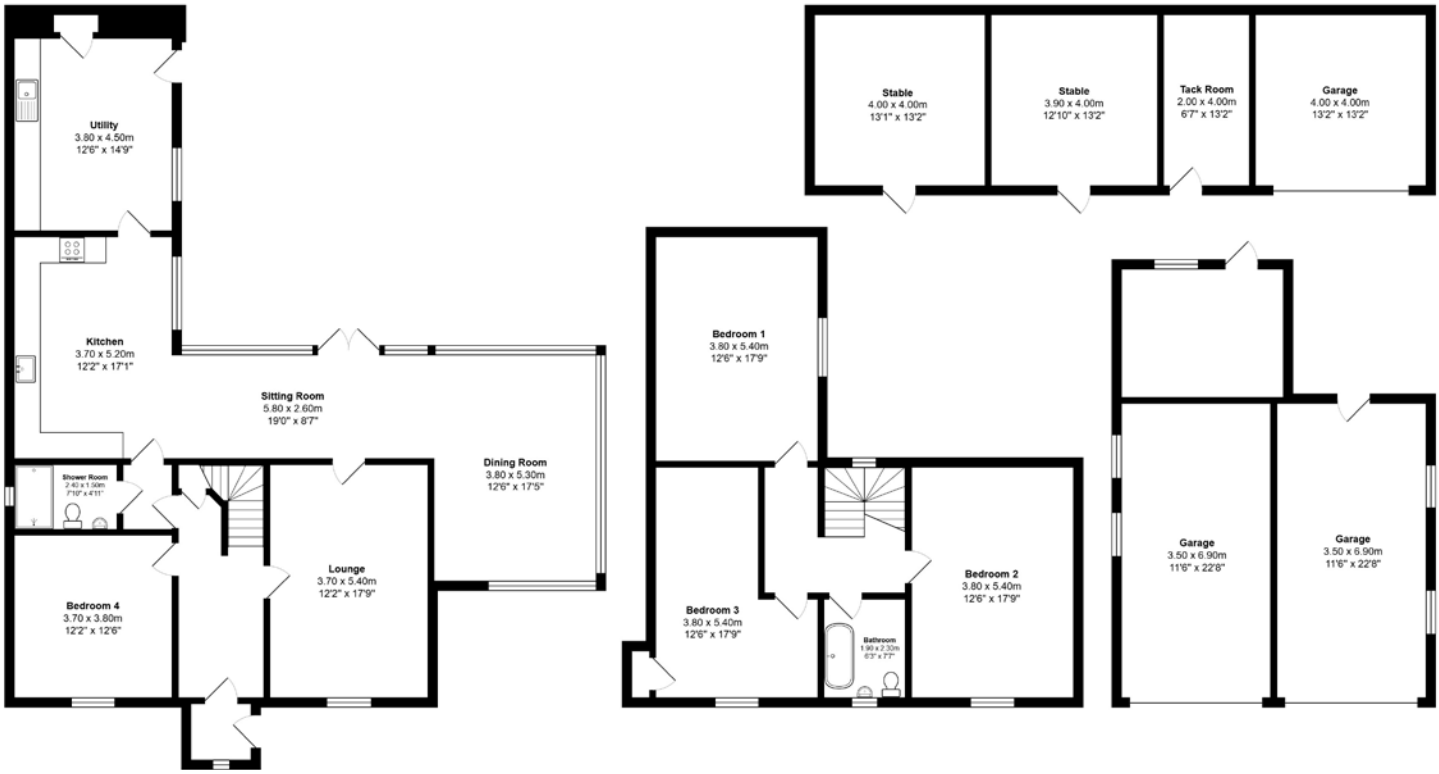
The property further benefits from a double garage, a workshop and an additional range of outbuildings. These structures, formerly used as horse boxes and tack rooms, have been adapted to provide flexible space suitable for storage, workshop use or potential home office or gym environments.

Viewing is recommended to fully appreciate the scale and opportunity on offer.

# EXTERNALS

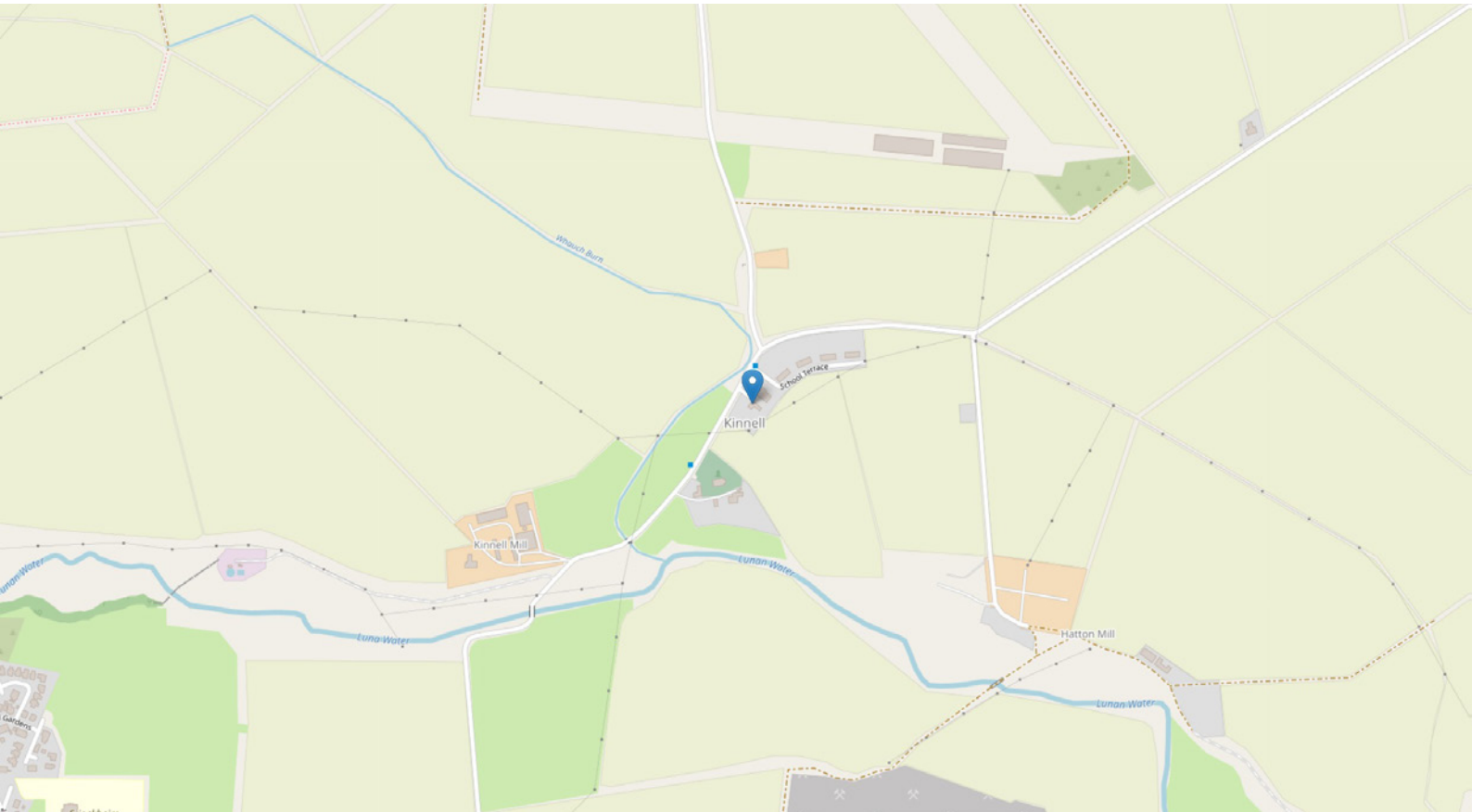


# FLOOR PLAN & DIMENSIONS




Approximate Dimensions (Taken from the widest point)

Gross internal floor area ($m^2$): 206$m^2$ | EPC Rating: D



# THE LOCATION

Situated in a semi-rural setting near Kinnell, Arbroath, the property enjoys a peaceful environment while remaining accessible to local amenities and transport links. Primary education is available at Friockheim Primary School, approximately half-mile from Kinnell, with secondary schooling at Brechin High School or Arbroath High School, both of which are well-regarded locally. Transport to Lathallan School is also accessible nearby.

The nearby town of Arbroath provides a wide range of shops, supermarkets, cafés and essential services, along with leisure facilities and coastal attractions. Transport links include access to the A92, connecting to Dundee and the wider region, while rail services from Arbroath offer further connectivity. The surrounding Angus countryside offers a range of outdoor pursuits, including walking, cycling and equestrian activities, supporting a lifestyle that balances accessibility with rural appeal.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk


Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

Text and description
**JAYNE SMITH**
Corporate Account Manager

Professional photography
**GRANT LAWRENCE**
Photographer

Layout graphics and design
**ALLY CLARK**
Designer


**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.