



CASTLEGAIT

GLAMIS

The Country Side of Living

LIVE THE LIFE OF ROYALTY

Whether you're looking for a family home in idyllic surroundings or the ideal spot to retire, Castlegait is the perfect choice. This prestigious development enjoys a delightful setting on the outskirts of this historic Angus village, adjacent to the impressive gates of Glamis Castle - childhood home of the late Queen Mother and birthplace of the late Princess Margaret.

The development in this very special location represents a rare opportunity to purchase a prestigious luxury home in one of the finest situations in Scotland.

THE COUNTRY SIDE OF LIVING

An easy drive north from Edinburgh, Angus is one of Scotland's most enchanting regions, combining spectacular scenery with rolling agricultural landscapes and a fabulous variety of outdoor pursuits.

Castlegait is well-placed for the pick of Scotland's golf courses - including Carnoustie, St Andrews, and Gleneagles. You can also indulge a taste for the exclusive country sports such as horse riding, shooting, or fishing on the River Tay and its tributaries. For quieter moments, you can enjoy peaceful coastal walks, or hill-walking in the glorious Angus Glens.



LOVE THE HOUSE - ENJOY THE LIFESTYLE

True village communities are all too rare these days, but the rural lifestyle still flourishes in the pretty village of Glamis, with its local Post Office and Primary School.

For local shopping you can choose from Forfar and Kirriemuir or go a little further afield. The city of Perth is a charming country town with a rich cultural life and a wide variety of specialist shopping. Secondary schooling is available at the Webster's High School, or at one of the many private schools in the vicinity.

The nearest city, Dundee, boasts two world-class Universities and is an established centre for leading research in life sciences.

From Castlegait it is an easy stroll to the Strathmore Arms, a popular local pub that provides a delightful venue for Sunday lunch. Other highlights of the village include the 18th century Kirkwynd Cottages, home to the Angus Folk Museum. But the most prominent attraction is of course Glamis Castle, with its fairytale towers and turrets, magnificent gardens and legendary hauntings. As the family home of the Earls of Strathmore, the castle is forever associated with the late Queen Elizabeth, the Queen Mother.

Leading from the gates is the famous mile long avenue, lined in spring with drifts of daffodils. During the summer months the grounds play host to the Grand Scottish Prom Picnic Concert, a Vintage Transport Extravaganza, a Scottish Countryside Festival and the Strathmore Highland Games.



PLOTS AND HOUSE TYPES





UNIQUE KITCHENS WITH THE OPPORTUNITY TO HAVE YOUR OWN BESPOKE DESIGN.



CRAIGTOUN

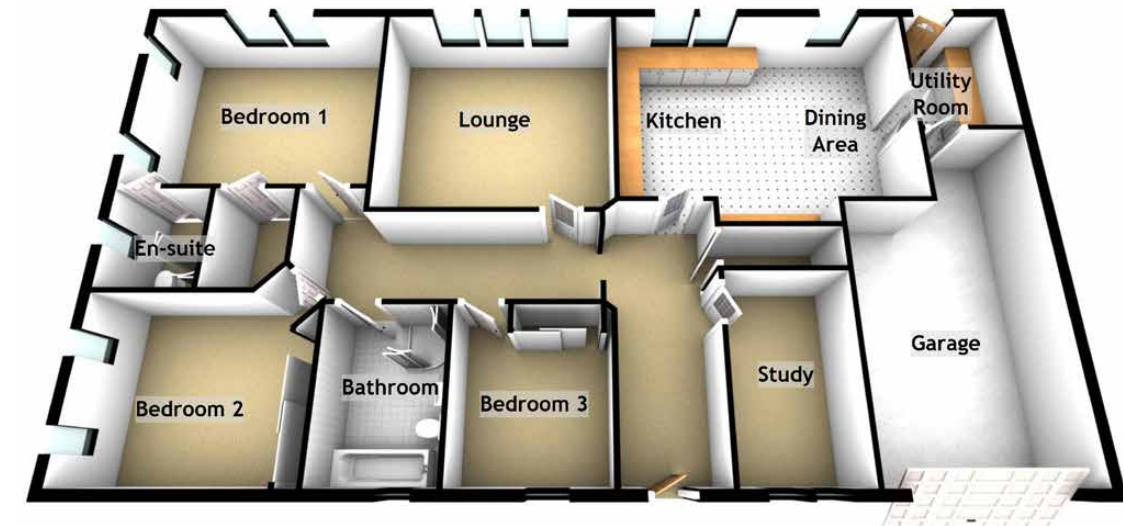
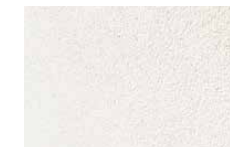
THREE BEDROOM BUNGALOW (WITH STUDY) INCLUDING INTEGRAL GARAGE

Lounge	4.42m (14'6") x 4.13m (13'7")
Kitchen/Dining Area	5.64m (18'6") x 3.92m (12'10")
Utility Room	2.45m (8') x 1.87m (6'2")
Study	3.60m (11'10") x 2.17m (7'1")
Bedroom 1	4.54m (14'11") x 3.67m (12')
En-suite	1.87m (6'2") x 1.72m (5'8")
Bedroom 2	3.53m (11'7") x 3.23m (11'7")
Bedroom 3	2.77m (9'1") x 2.70m (8'10")
Bathroom	3.37m (11'1") x 2.10m (6'11")
Garage	6.39m (21') x 3.56m (11'8")

This spacious family home boasts a particularly versatile open-plan Kitchen/Dining, a rear-aspect Lounge, and a large Garage. The list of features includes a high-specification Master En-suite and Family Bathroom with separate shower cubicle, plus the utility room gives direct access to both the Garden and the Garage. There's also ample storage throughout the house, including a walk-in wardrobe to the Master Bedroom, and built-in wardrobes to the other Bedrooms.

House Floor Area - 131m²

Garage Floor Area - 20m²



CASTLEGAIT

GLAMIS

The Country Side of Living

F J E HOMES LTD

TELEPHONE: 01382 622000

EMAIL: glamissales@outlook.com

SALES OFFICE OPEN: Sat & Sun 12pm till 5pm



checkmate.uk.com

McEwan Fraser Legal

Solicitors & Estate Agents

VIEWING - By appointment telephone selling agent

0131 524 9797

Mon to Fri: 8am - **MIDNIGHT**

SAT TO SUN: 9AM - 10PM

PART EXCHANGE

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The village of Glamis is a perfect commuting base for Perth, Dundee, Aberdeen or Edinburgh. There are railway stations at Perth and at Dundee, and whilst Edinburgh and Aberdeen airports are not far away, Dundee Airport has the advantage of a regular service to London City.

DISTANCE

Forfar -	6 miles
Dundee -	12 miles
Perth -	33 miles
St Andrews -	25 miles
Edinburgh -	72 miles
Aberdeen -	57 miles
Rosyth -	60 miles

AIRPORTS

Dundee -	15 miles
Edinburgh -	69 miles
Aberdeen -	62 miles

TRAINS

Dundee Train Station -	13 miles
Perth Train Station -	33 miles

GOLF COURSES

Carnoustie -	23 miles
Murrayshall -	22 miles
Blairgowrie - Rosemount -	16 miles
St Andrews -	23 miles
Gleneagles -	50 miles
Scotsraig -	16 miles
Kingsbarns -	32 miles
Panmure Golf Club -	20 miles

