



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Rowanbank

ABERLEMNO, FORFAR, DD8 3PF

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Situated within easy reach of the town of Forfar (five miles), this detached bungalow is set in an idyllic, peaceful, rural location and offers secluded privacy whilst still being within commuting distance of the cities of Perth and Dundee. Aberlemno offers a primary school, village hall and church.

Regular bus routes take you into Edzell and Dundee. The property is therefore close enough for a variety of workplaces but also rurally located for those who wish to get away from city life. The area is renowned for its country walks and the tranquil and calm sounds of the countryside at this property just have to be heard to be believed.

Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness sports. Brechin is approximately five miles away, twenty miles to Dundee, forty miles to Perth and fifty miles from Aberdeen.



Forfar - Town Centre



Forfar - Glamis Castle



Brechin - Visitor Centre



Forfar - Balgavies Loch



View from the Property



Brechin - Cathedral & Round Tower



Brechin

“AN IDYLIC, PEACEFUL,
RURAL LOCATION AND
OFFERS SECLUDED PRIVACY”

ROWANBANK

ABERLEMNO, FORFAR, DD8 3PF

This deceptively spacious four-bedroom detached bungalow offers bright, versatile accommodation and is set within an extensive, secluded, and large garden grounds, suitable for family living.

The property offers a large hallway leading to all accommodation, the generously sized lounge with feature fireplace and patio doors leading to the side garden. The formal dining room is accessed from the kitchen and lounge. The second reception room which is currently used as a snug area with a working feature fireplace. The room is versatile and could be used as a children's playroom or study. The fitted "farmhouse style" kitchen/dining area has wall and base units with integrated hob, oven and extractor. The utility room is fitted with three storage cupboards. There are base units and a sink area, which leads out to the rear garden.

The large family bathroom is complementary tiled and is fitted with WC, basin and bath with overhead shower. The master bedroom which is located to the front of the property has fitted built-in storage. The en-suite shower room is tiled with WC, basin and shower. Bedroom two and bedroom three overlook the rear of the property and benefit from fitted wardrobes. The fourth bedroom is currently used as a study. The property also benefits from oil fired central heating and full double glazing throughout.

Externally the garden's grounds are beautifully maintained with a large gravelled driveway which can lead to the double garage, or drive around and park at the rear door. The front garden ground has beautifully kept raised borders and lawn. At the side of the garden, there is a patio area from the lounge, which would be ideal for outdoor dining. The rear garden is mainly laid to lawn and has stunning views. The double garage has a room which could be used as storage.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.

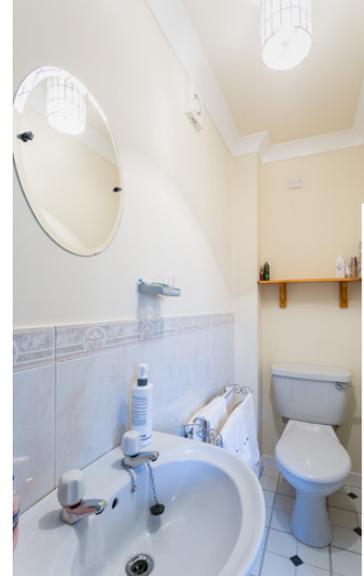


LOUNGE / DINING ROOM / SNUG

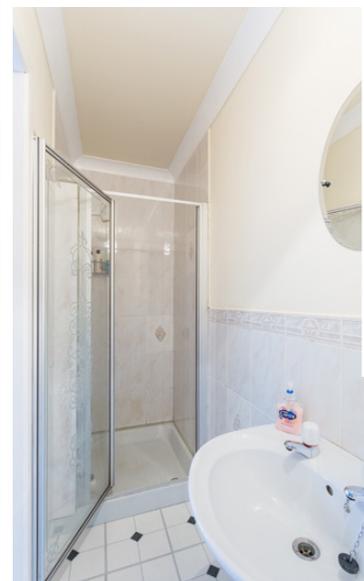




KITCHEN / UTILITY



BEDROOMS / EN-SUITE





BATHROOM / WC

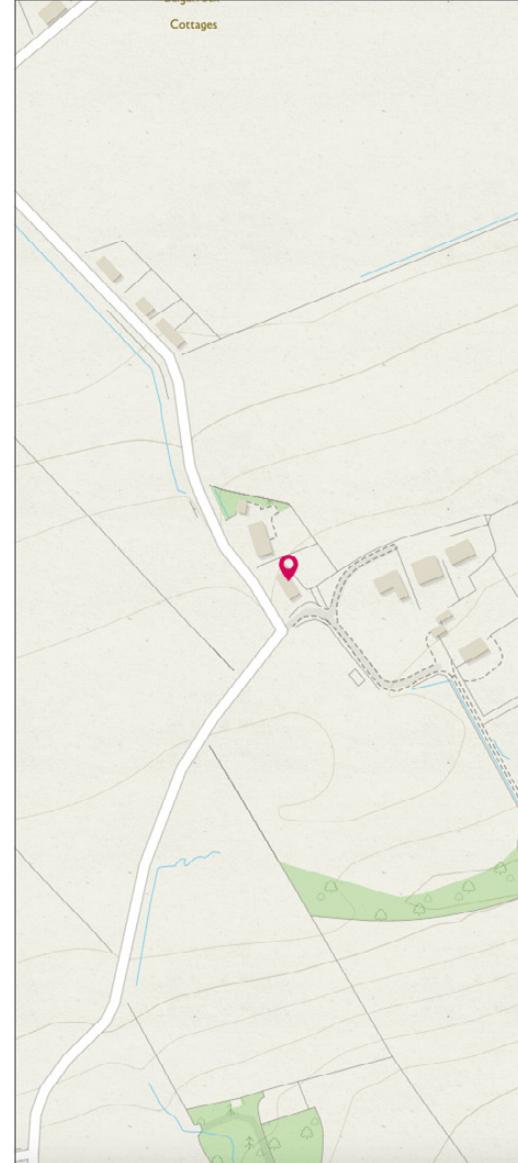


Image credit: <https://www.ordnancesurvey.co.uk/imgapi/>

Approximate Dimensions (Taken from the widest point)

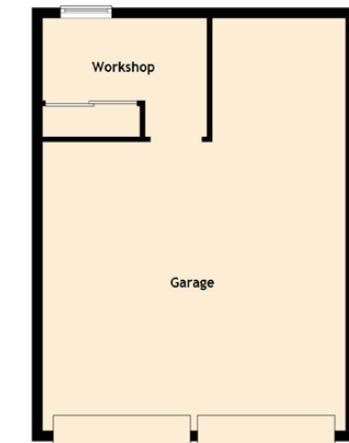
Lounge	6.00m (19'8") x 5.40m (17'9")
Dining Room	3.50m (11'6") x 3.00m (9'10")
Kitchen	4.60m (15'1") x 3.50m (11'6")
Utility	2.90m (9'6") x 1.90m (6'3")
Snug	4.10m (13'5") x 3.70m (12'2")
Bedroom 1	4.40m (14'5") x 3.60m (11'10")
En-suite	3.50m (11'6") x 0.90m (2'11")
Bedroom 2	4.70m (15'5") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")
Bedroom 4	3.10m (10'2") x 2.10m (6'11")
Bathroom	3.50m (11'6") x 2.30m (7'7")
WC	1.90m (6'3") x 1.10m (3'7")
Garage	8.00m (26'3") x 5.90m (19'4")
Workshop	3.20m (10'6") x 2.30m (7'7")

Gross internal floor area (m²): 177m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, fitted appliances, shed and greenhouse.

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP





McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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