

# 1 Netherton Old Quarry

BRECHIN, ANGUS, DD9 6SH



*SPACIOUS FOUR BEDROOM  
DETACHED VILLA*



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McEwan Fraser Legal is delighted to present this spacious, four-bedroom detached villa with entertainment garden, BBQ hut, and bar, a standout family home with exceptional internal space and lifestyle features. Homes offering this level of space, versatility and outdoor lifestyle rarely come to market within established residential settings in Brechin.

Set within Netherton Old Quarry, this detached villa combines well-planned family accommodation, modern presentation and standout external entertainment spaces, making it a highly attractive option for a wide range of buyers.

# THE PROPERTY

The property is designed with family living in mind, offering generous and well-proportioned rooms throughout. The ground floor includes a welcoming vestibule leading to an elegantly proportioned lounge and dining area, providing a comfortable and flexible living space.





# THE PROPERTY

A large kitchen-diner with a family area forms the heart of the home, designed for both everyday living and entertaining. A bright conservatory extends the living space further, creating a natural connection to the garden.

Additional ground floor accommodation includes an enviable boot room or utility space, a guest cloakroom with toilet and wash hand basin, and practical circulation throughout.



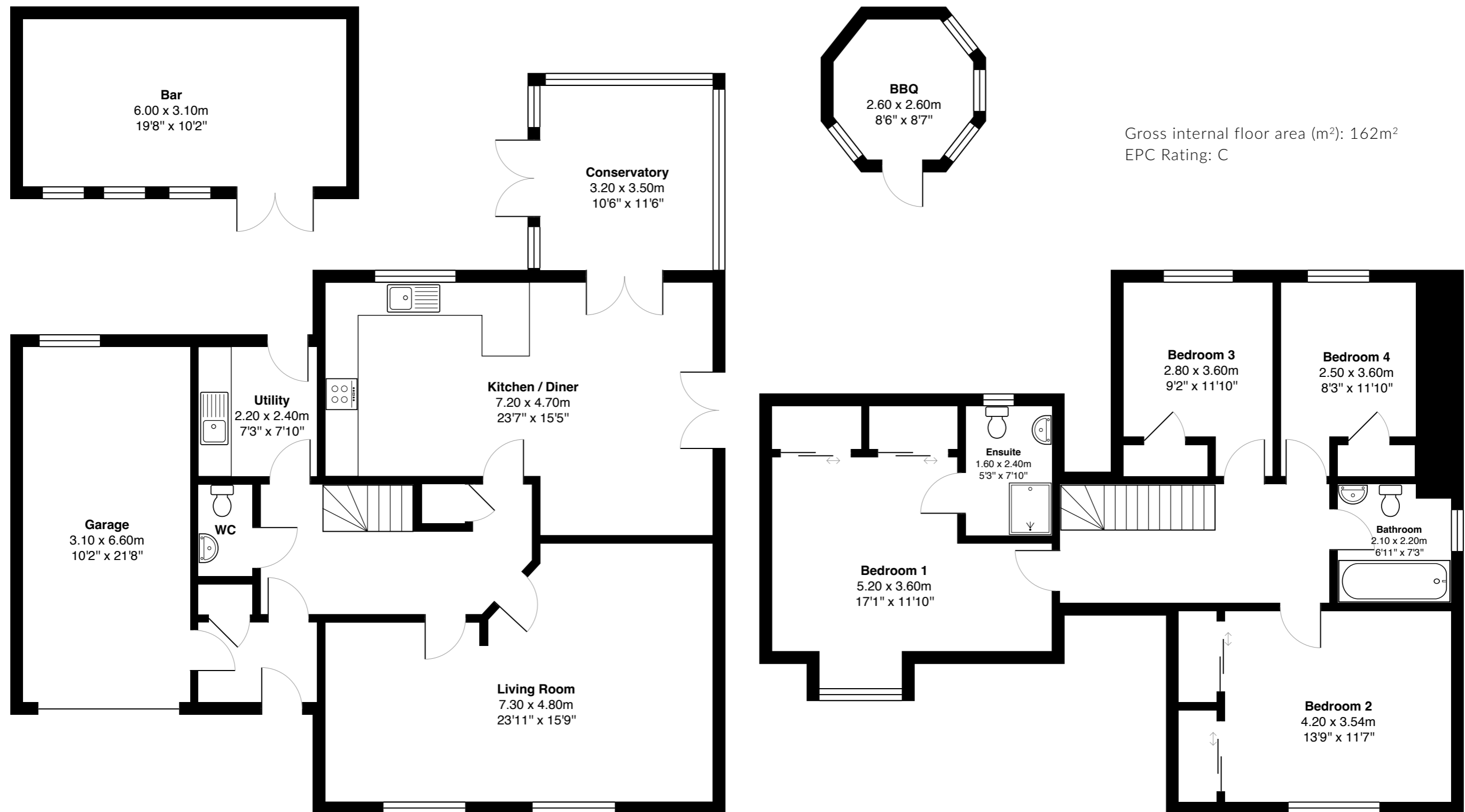


# THE PROPERTY

The upper level provides four well-proportioned bedrooms, all benefiting from built-in wardrobes, supporting efficient and organised living. The principal bedroom includes an ensuite shower room, offering privacy and convenience. A family bathroom serves the remaining bedrooms, completing the accommodation on this level.







# THE PROPERTY

Externally, the property continues to impress with well-planned and maintained grounds. There is a large garage providing secure parking and storage, along with decking and patio areas designed for outdoor seating and enjoyment. The garden layout supports both relaxation and entertaining, making full use of the available space. Within the Brechin area, buyers are actively seeking space, flexibility and lifestyle features alongside traditional family accommodation.



# THE PROPERTY

This property stands out due to its combination of four bedrooms, multiple reception spaces and significant outdoor entertainment features, all within a single, well-balanced home. This is a substantial detached villa offering four bedrooms, multiple reception spaces and exceptional outdoor lifestyle features. This home offers a clear lifestyle advantage, combining internal space with highly usable outdoor features. The garden grounds include a Norwegian-style BBQ hut, providing year-round outdoor entertaining potential, alongside a custom-built bar or man cave, offering a dedicated leisure or social space. These additions significantly enhance the lifestyle appeal of the property and are rarely found in similar homes.



# THE LOCATION

Situated within Netherton Old Quarry in Brechin, the property offers a residential setting with access to local amenities and services. The area is served by Brechin High School and local primary schooling options within the town.

Brechin provides a range of supermarkets, independent shops, cafés and essential services, with additional amenities available in nearby Montrose and Forfar. Transport links via the A90 provide straightforward access to Dundee and Aberdeen, supporting commuting and regional connectivity.



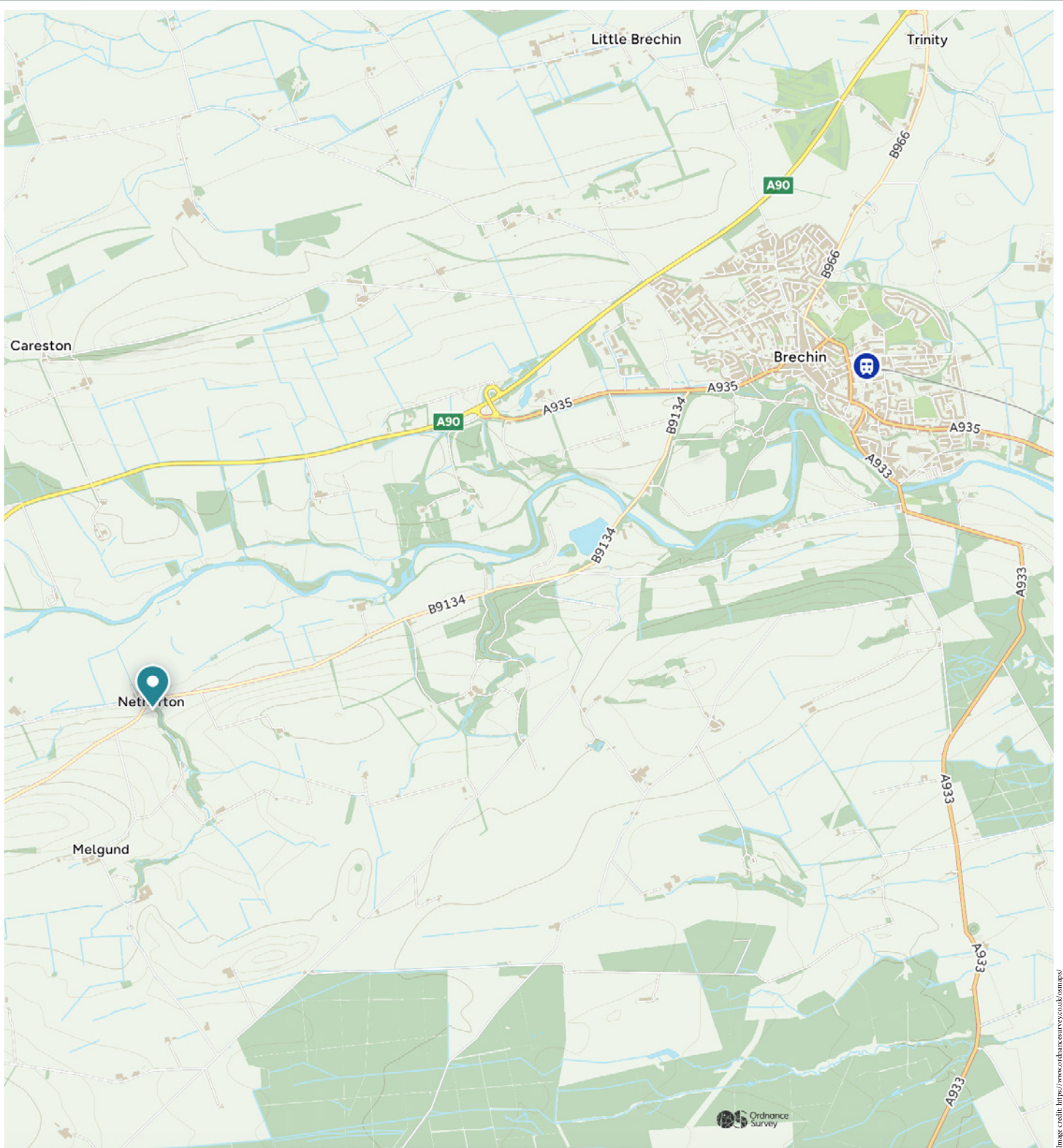


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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