

A faint, stylized sunburst or starburst graphic is centered behind the title text.

THE COTTAGE

Teuchat Hillock, Kinnell, Arbroath, Angus, DD11 4UG

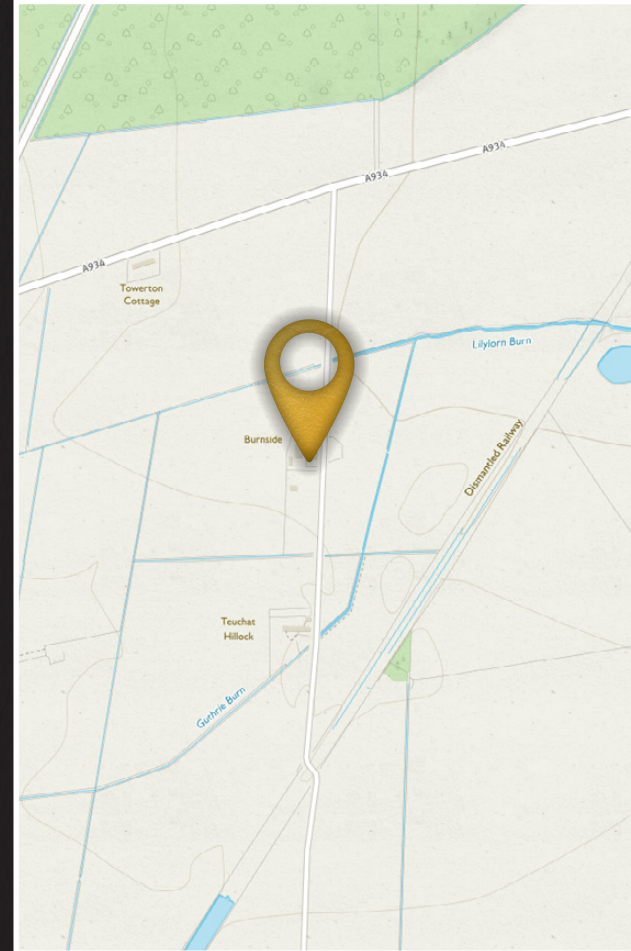
The logo features a stylized white bird in flight, positioned above the company name.

McEwan Fraser Legal
Solicitors & Estate Agents

THE COTTAGE

Set in a large two acre plot with a five acre paddock opposite in a rural location with far fetching views over the local countryside. Kinnell, a parish of east Forfarshire, whose church stands on the left bank of Lunan Water, one quarter mile east-north-east of Friockheim village. It is bounded north by Farnell, east by Craig and Lunan, south by Inverkeilor, south west by Kirkden, and west by Guthrie.

Established in 1814, the village of Friockheim has a population of around eight-hundred and offers its residents facilities including a convenience store, newsagent and pharmacy as well as several small businesses and shops. There is also a public park and two village halls, a primary school, nursery school, community centre and church. Friockheim nearby is in easy commute to a number of other Angus towns including Brechin, Forfar, Arbroath and of course Dundee. Aberdeen is just over forty nine miles away making a journey time of just over one hour. Montrose is less than eight miles away.





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The attached cottage/steading is a large three double bedroom cottage over two floors. The ground floor has an open plan living room with dining area and kitchen with access to the courtyard garden and enjoys a dual aspect throughout. The kitchen is equipped with appliances and leads into the entrance hall with the other access to the property. Stairs lead to the first floor and it has a large linen storage cupboard and access to bedroom three and family refitted three-piece bathroom room suite with shower over. Upstairs is a spacious landing with two large family size bedrooms with en-suites and views over the countryside. The property has

underfloor heating downstairs. The cottage has its own private garden with built-in barbecue.

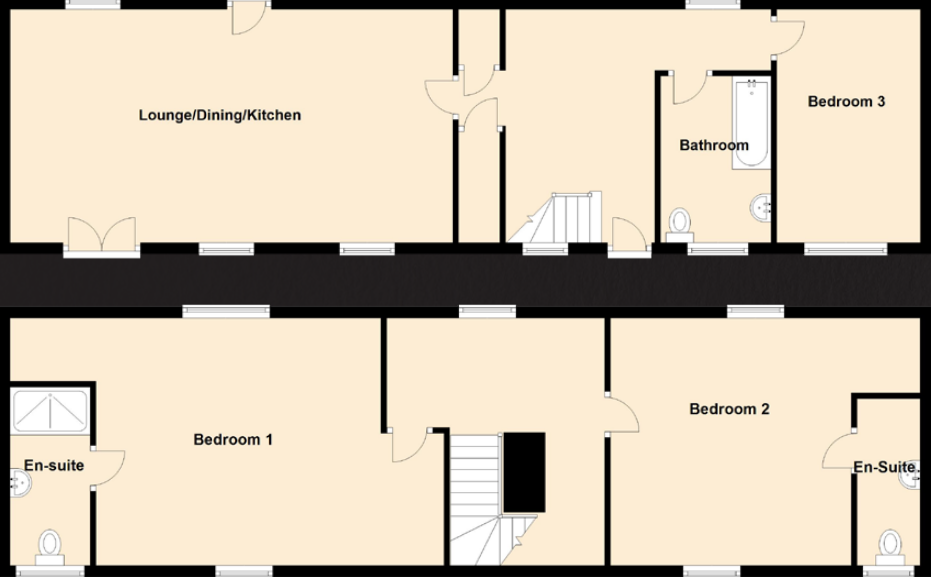
There is a large double width garage with storage room next door, electric up and over door with light and power and floored storage space above. The garage is available for £30,000.

The whole development can be purchased and can be seen in our other listing.

There is a 5-acre paddock available with either the cottage or main house for £28,000 also and a front garden space for an additional £6,000.



PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Dining/Kitchen	8.00m (26'3") x 4.20m (13'9")
Bedroom 1	7.80m (25'7") x 4.30m (14'1")
En-suite	3.00m (9'10") x 1.40m (4'7")
Bedroom 2	4.30m (14'1") x 2.00m (6'7")
En-Suite 2	2.90m (9'6") x 1.10m (3'7")
Bedroom 3	4.20m (13'9") x 2.60m (8'6")
Bathroom	3.00m (9'10") x 2.10m (6'11")



McEwan Fraser Legal

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