




McEwan Fraser Legal

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Cairnton House

ARBROATH, ANGUS DD11 5SU



The Location

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Cairnton House sits on the North East coast between the towns of Arbroath and Montrose surrounded by fields and views of the sea. Arbroath is a charming town steeped in history, the large sandstone Abbey standing central to the town is the place where the Declaration of Arbroath was signed. The town has a thriving Marina and is also a picturesque holiday destination with sandy beaches and rugged cliff frontage.

Given the close proximity of Cairnton to the A92 and A90, Aberdeen, Dundee and Perth are all within an hour's drive, making the airports at Aberdeen (60 minutes), Dundee (30 minutes) and Edinburgh (90 minutes) easily accessible.

There are frequent train services at Arbroath and Montrose with 3 trains an hour running North to Aberdeen (50 minutes) and South to Dundee taking 30 minutes, to Edinburgh (90 minutes) and 1 hour and 45 minutes to Glasgow. The London sleeper stops at both Arbroath and Montrose.

There are many good schools within the area including Arbroath Academy, Arbroath High School and Montrose Academy which are all within a short drive. Further afield are Lathallan (30 minutes north near Montrose), Dundee High School, St Margaret's and Robert Gordon's in Aberdeen, Craigclowan, Kilgraston and Strathallan in Perth. Beyond this, Angus College has an Arbroath Campus and for further education Aberdeen and Dundee have two universities each. The nearby village of Inverkeilor has a Nursery and Primary School.

Lunan Bay is an award winning beach on the Angus coast which is popular with surfers, dog walkers and horse riders. There are plenty of opportunities for off road riding and walking. This part of the Angus coastline is mainly red sandstone with cliffs, rock features and sandy bays peppering the coast. As well as Lunan Bay, there are a number of other beaches at Montrose and St Cyrus. Walkers can travel along the attractive coastal walk from Lunan Bay to Arbroath via Auchmithie, where you will find the But n Ben restaurant.

Fishing has long been associated with the area, especially in Arbroath, famous for its "smokies". The surrounding countryside is gently rolling farmland and there are nature reserves at Montrose Basin and St Cyrus. Fishing can be taken on the North and South Esks. Of course, Scotland is known for her golf courses and there are courses at Montrose, the world's 5th oldest golf course established in 1562, and Arbroath, with the Championship course at Carnoustie within easy driving distance. Gordon's at Inverkeilor is a well known and award winning restaurant.





Cairnton House

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picture perfect WITH *pleasing*
PROPORTIONS AND A WARM *ambience*

Simply stunning in elegant simplicity, Cairnton House is set to charm you from the moment you catch sight as you drive up to the door. On approach, Cairnton is picture perfect with pleasing proportions and a warm ambience set amidst sweeping lawns and crisp gravel drive. This secluded former farmhouse offers all the space modern families could require, with the useful addition of a paddock beyond the garden.

Spacious public rooms with fine period features and some modern additions sympathetically added for comfort including log burning stove and painted country style kitchen with range cooker and plumbing for two dishwashers. There are six bedrooms and three public rooms, and the size and flow of the house means there is potential to create a separate, self contained wing. Outside there are numerous useful outbuildings.

The gardens are well tended and the views over the open countryside and Lunan Bay are magnificent as they change with the seasons. Externally the garden to the front and side of the house is mainly laid to lawn with mature shrub borders. To the rear of the house is a stunning walled garden laid out with espalier fruit trees and mature borders giving colour all year round. There are also two bee boles, listed on the Bee Boles Register. Beyond the garden is a paddock extending to $\frac{3}{4}$ of an acre, lined with magnificent mature trees. Cairnton House is listed Category B.



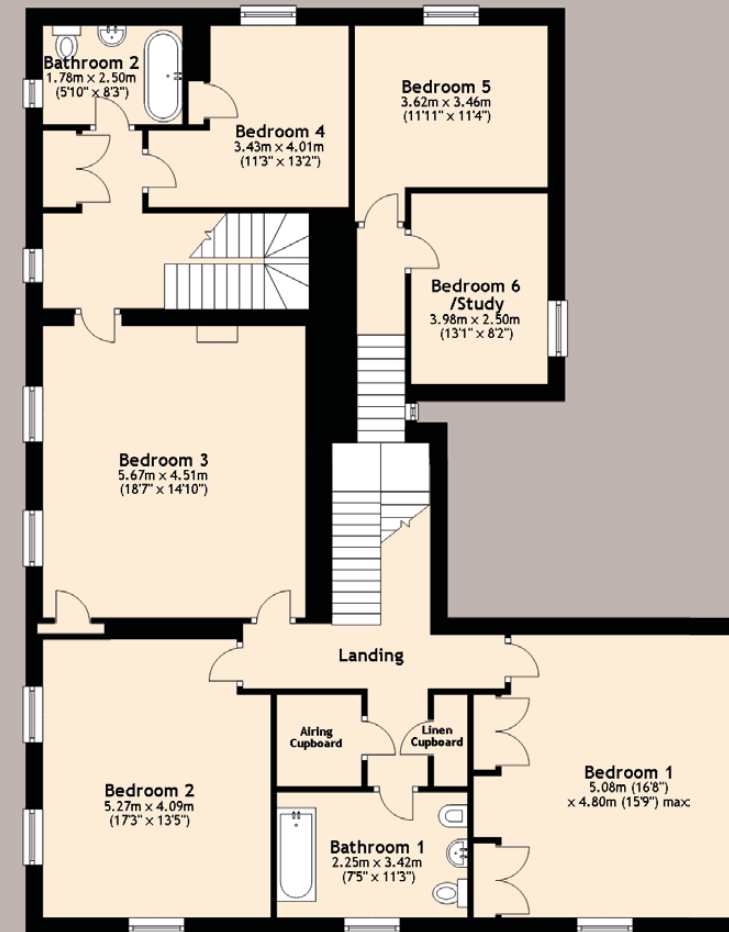




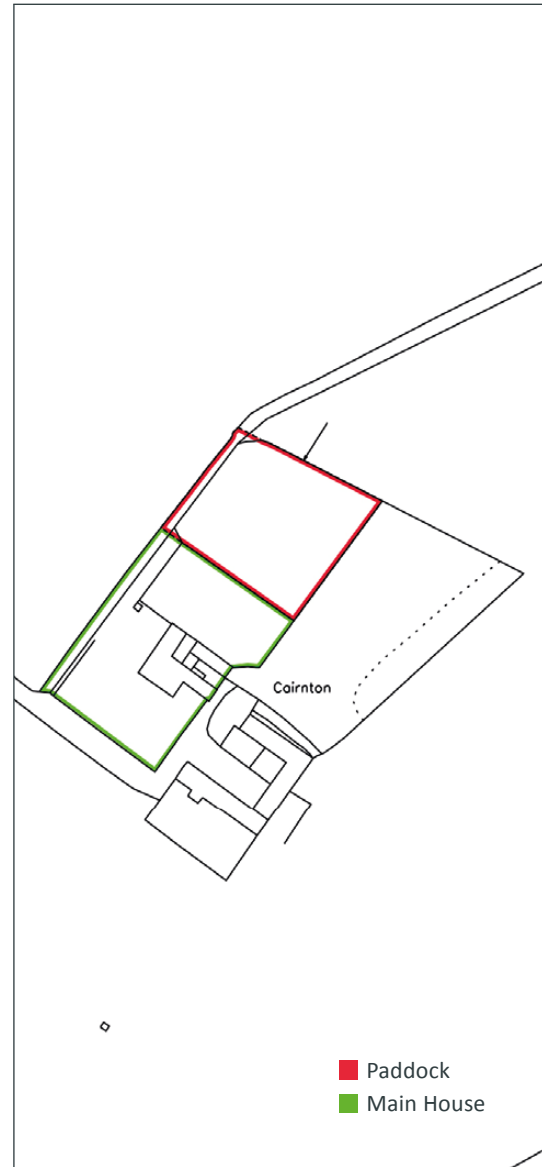
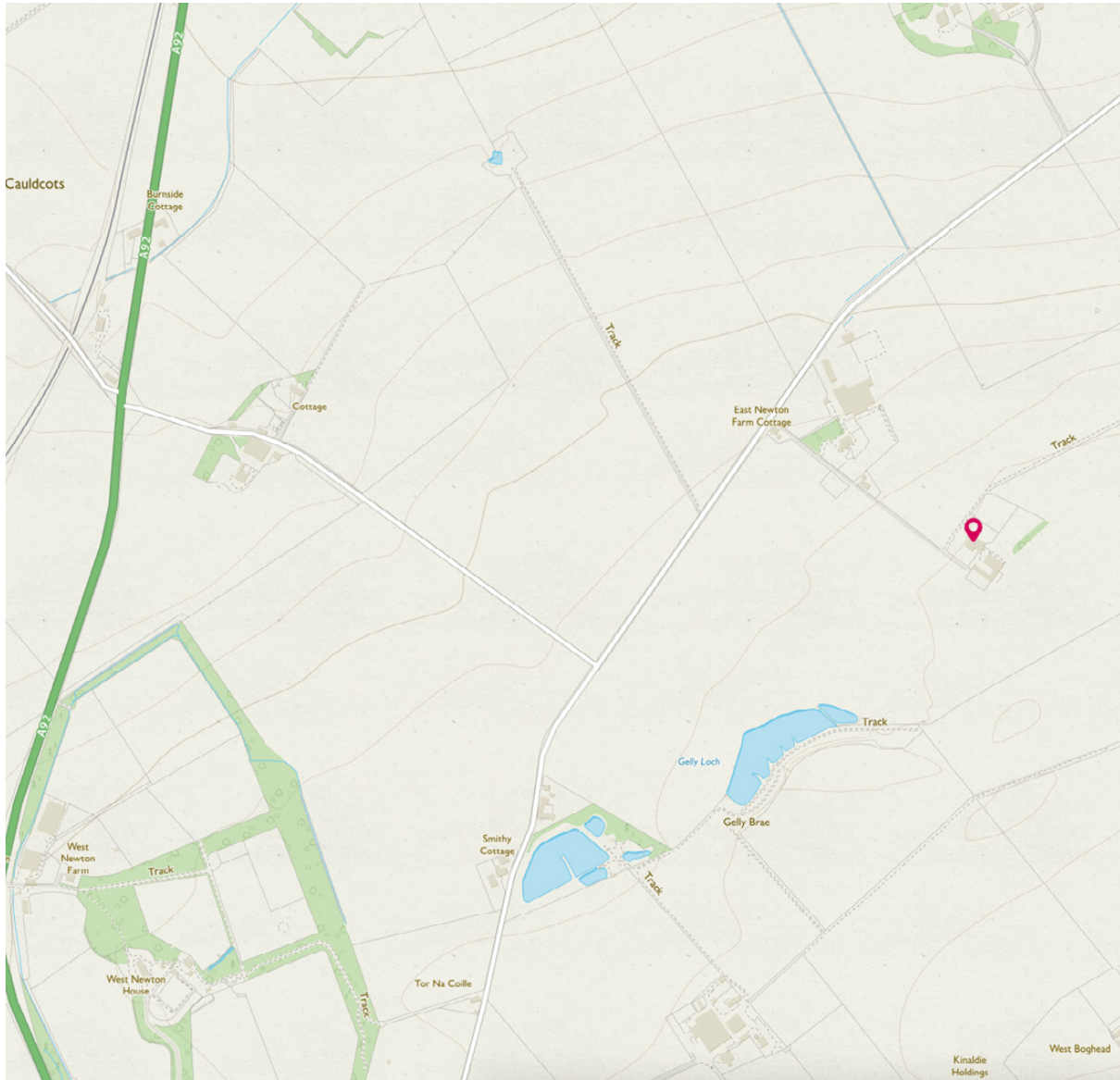
View from the bathroom

Specifications & Details

FLOOR PLAN & DIMENSIONS



Gross internal floor area (m²): 317m²





View from the rear



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Text and description
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