



*Detached four-bedroom cottage with en-suite and guest cloakroom, extends to around 142m<sup>2</sup> and offers additional home office or studio in converted detached garage*



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McEwan Fraser Legal is delighted to present this 4 bedroom Cottage on the outskirts of Edzell. This charming detached cottage extends to around 142 square metres and offers the perfect blend of traditional character and modern comfort. Set within a rural location and surrounded by breathtaking countryside views, the home is beautifully presented and thoughtfully upgraded to a very high standard.

# THE LOUNGE



The accommodation is arranged on a single level, creating a wonderfully accessible and versatile living environment. From the welcoming entrance hall, the home flows into a bright lounge with a multi-fuel stove that forms a cosy focal point. A further family room provides additional space for family living or relaxation.



# THE FAMILY ROOM





# THE KITCHEN



The modern kitchen and dining area is perfectly designed for both everyday use and entertaining, complemented by a separate utility room.





# THE UTILITY & WC







The principal bedroom enjoys the luxury of an en-suite shower room, and there are three further bedrooms, a family bathroom, and a cloakroom with toilet, providing ample space for family and guests alike.

# THE BATHROOM





# BEDROOM 1



The principal bedroom enjoys the luxury of an en-suite shower room





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# THE STUDIO



The former garage has been cleverly converted to create a stylish and flexible home office or studio, ideal for remote working or creative pursuits.



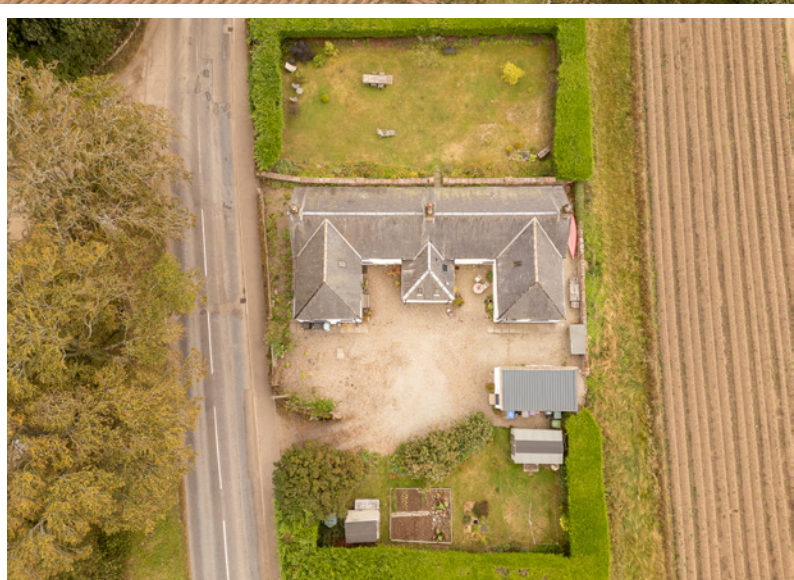
Outside, the property is surrounded by defined stone walling and mature hedging that ensure privacy and charm. The gardens are a true highlight, laid out with care to provide both beauty and practicality, featuring mature trees including apples, raised vegetable beds, and a number of useful stores. A generous driveway provides ample parking for several vehicles.

With mains gas, mains water, septic tank drainage, PVC casement double-glazed windows, and PVC doors, the home benefits from reliable and efficient modern conveniences. Presented in immaculate condition, this is a rare opportunity to secure a stylish country property that balances contemporary comfort with an enviable rural setting.

# EXTERNALS







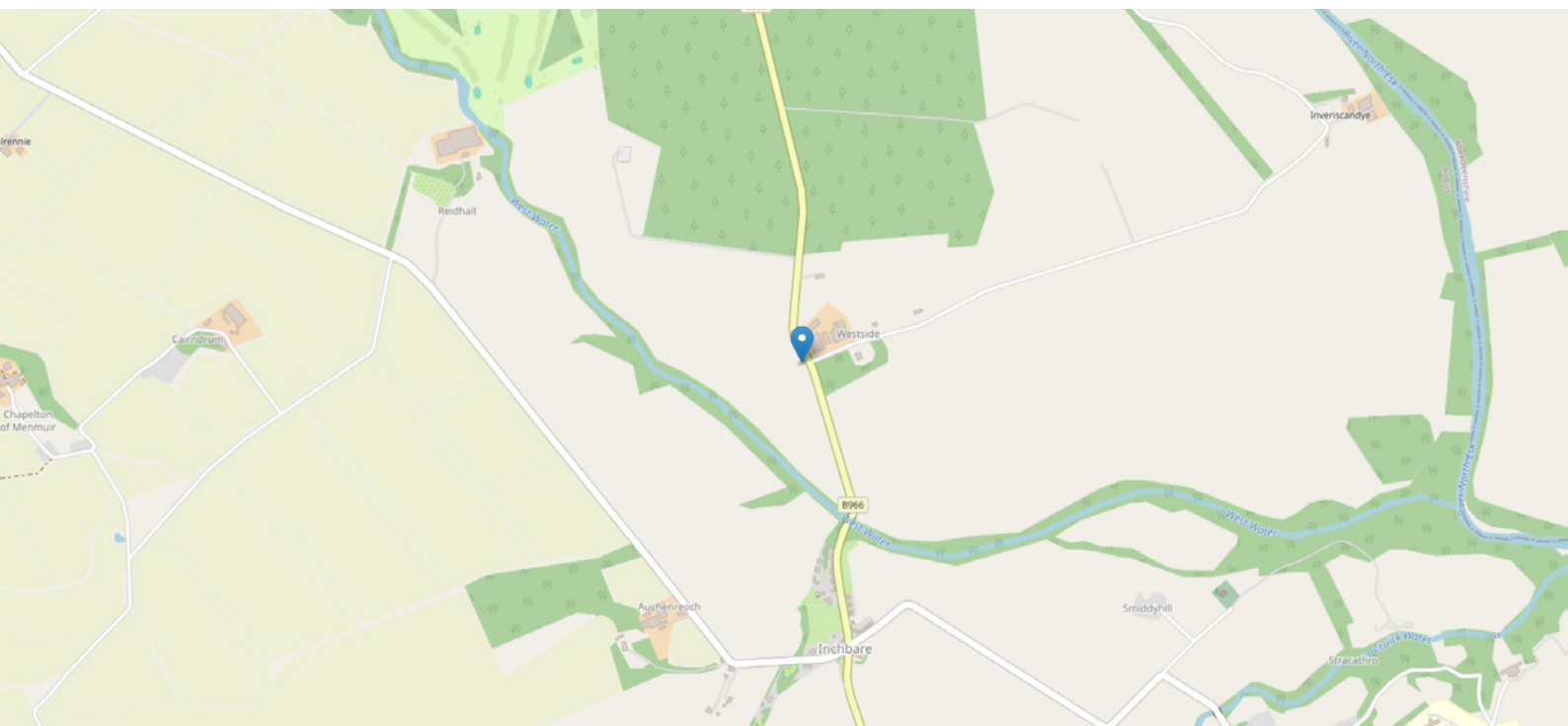


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 142m<sup>2</sup> | EPC Rating: D





# THE LOCATION

The property enjoys a delightful rural setting just outside the charming village of Edzell, one of Angus's most sought-after locations. Edzell itself offers a range of everyday amenities including independent shops, cafés, a chemist, a butcher, and convenience stores, together with a highly regarded primary school. For secondary education, the catchment extends to Brechin High School, while nearby private schooling options are also accessible in Dundee, Aberdeen, and Lathallan School, which is only 16 miles away.







Brechin, only a short drive away, provides a wider choice of shopping and retail facilities including supermarkets and national retailers, along with health services and leisure amenities. The town also offers a modern community campus with sports centre, swimming pool and library, ensuring excellent recreational opportunities close at hand.

Edzell is known for its scenic beauty and strong community feel, with the renowned Edzell Golf Club, riverside walks along the North Esk, and easy access into the Angus Glens for outdoor pursuits including hillwalking, cycling and fishing. The area is well connected by road, with the A90 providing swift access north towards Aberdeen and south to Dundee and Perth, making this location highly convenient for commuters while retaining its peaceful rural character.

This combination of village charm, countryside surroundings and nearby town facilities makes Edzell and its surrounding area a highly desirable place to live.



**McEwan Fraser Legal**

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