

# CASTLEGAIT

GLAMIS

*The Country Side of Living*

## LIVE THE LIFE OF ROYALTY

Whether you're looking for a family home in idyllic surroundings or the ideal spot to retire, Castlegait is the perfect choice. This prestigious development enjoys a delightful setting on the outskirts of this historic Angus village, adjacent to the impressive gates of Glamis Castle - childhood home of the late Queen Mother and birthplace of the late Princess Margaret.

The development in this very special location represents a rare opportunity to purchase a prestigious luxury home in one of the finest situations in Scotland.

## THE COUNTRY SIDE OF LIVING

An easy drive north from Edinburgh, Angus is one of Scotland's most enchanting regions, combining spectacular scenery with rolling agricultural landscapes and a fabulous variety of outdoor pursuits.

Castlegait is well-placed for the pick of Scotland's golf courses - including Carnoustie, St Andrews, and Gleneagles. You can also indulge a taste for the exclusive country sports such as horse riding, shooting, or fishing on the River Tay and its tributaries. For quieter moments, you can enjoy peaceful coastal walks, or hill-walking in the glorious Angus Glens.



## LOVE THE HOUSE - ENJOY THE LIFESTYLE

True village communities are all too rare these days, but the rural lifestyle still flourishes in the pretty village of Glamis, with its local Post Office and Primary School.

For local shopping you can choose from Forfar and Kirriemuir or go a little further afield. The city of Perth is a charming country town with a rich cultural life and a wide variety of specialist shopping. Secondary schooling is available at the Webster's High School, or at one of the many private schools in the vicinity.

The nearest city, Dundee, boasts two world-class Universities and is an established centre for leading research in life sciences.

From Castlegait it is an easy stroll to the Strathmore Arms, a popular local pub that provides a delightful venue for Sunday lunch. Other highlights of the village include the 18th century Kirkwynd Cottages, home to the Angus Folk Museum. But the most prominent attraction is of course Glamis Castle, with its fairytale towers and turrets, magnificent gardens and legendary hauntings. As the family home of the Earls of Strathmore, the castle is forever associated with the late Queen Elizabeth, the Queen Mother.

Leading from the gates is the famous mile long avenue, lined in spring with drifts of daffodils. During the summer months the grounds play host to the Grand Scottish Prom Picnic Concert, a Vintage Transport Extravaganza, a Scottish Countryside Festival and the Strathmore Highland Games.



# PLOTS AND HOUSE TYPES





UNIQUE KITCHENS WITH THE OPPORTUNITY TO HAVE YOUR OWN BESPOKE DESIGN.

## GARRICK

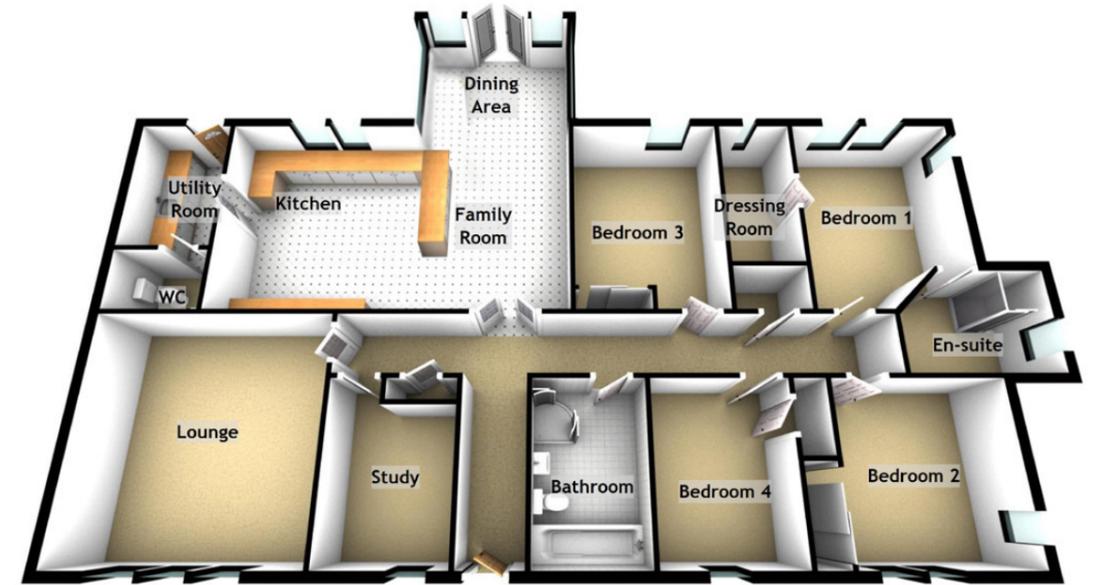
### FOUR BEDROOM BUNGALOW (WITH STUDY) INCLUDING DETACHED DOUBLE GARAGE

Lounge	4.72m (15'6") x 4.53m (14'10")
Kitchen/Dining/Family Room	7.16m (23'6") x 7.07m (23'2")
Utility Room	2.80m (9'2") x 1.87m (6'2")
Study	2.68m (8'10") x 2.37m (7'9")
Bedroom 1	3.63m (11'11") x 3.35m (11')
En-suite	2.06m (6'9") x 2.07m (6'10")
Dressing Room	3.15m (10'4") x 1.47m (4'10")
Bedroom 2	3.35m (11') x 3.23m (10'7")
Bedroom 3	3.48m (11'5") x 3.03m (9'11")
Bedroom 4	3.35m (11') x 2.58m (8'6")
WC	1.87m (6'2") x 1.26m (4'1")
Bathroom	3.35m (11') x 2.10m (6'11")

This spacious Family home boasts a particularly versatile open-plan Kitchen/Dining. In addition to the four Bedrooms, this property benefits from a study next to the Lounge. The list of features includes a high-specification Master En-suite and Family Bathroom with separate shower cubicle, plus the utility room gives direct access to both the Garden and the Garage. There's also ample storage throughout the house, including a walk-in wardrobe to the Master Bedroom, and built-in wardrobes to the other Bedrooms.

**House Floor Area** - 169m<sup>2</sup>

**Garage Floor Area** - 42m<sup>2</sup>



## ROYAL BALMORAL

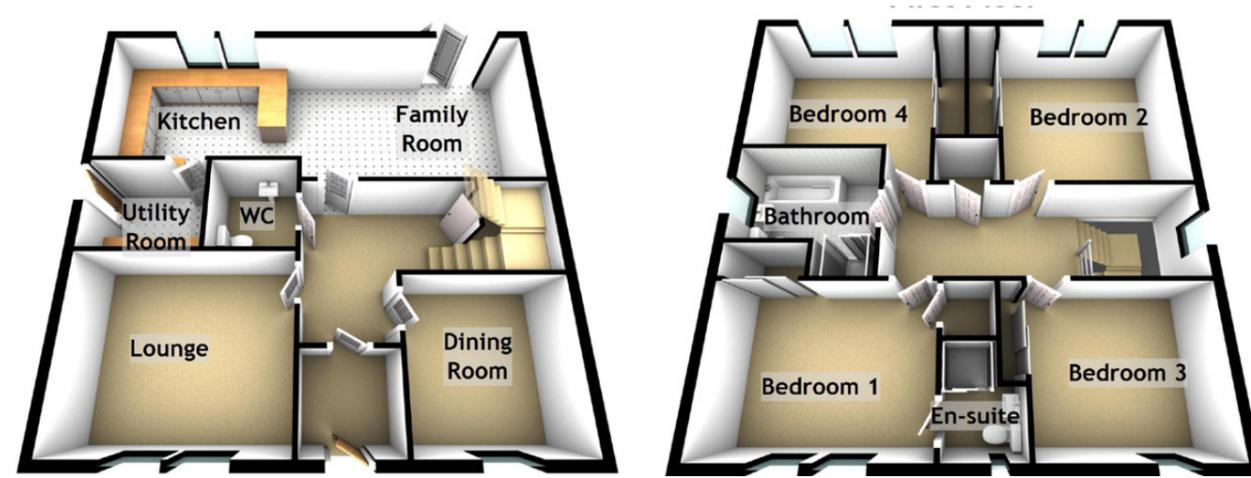
### FOUR BEDROOM DETACHED VILLA INCLUDING EXTERNAL GARAGE

Lounge	4.14m (13'7") x 3.54m (11'7")
Kitchen	9.10m (29'10") x 3.46m (11'4")
Utility Room	2.33m (7'8") x 1.86m (6'1")
Dining Room	3.02m (9'11") x 3.01m (9'11")
Bedroom 1	4.04m (13'3") x 3.01m (9'11")
En-suite	2.56m (8'5") x 1.47m (4'10")
Bedroom 2	3.94m (12'11") x 3.50m (11'6")
Bedroom 3	3.40m (11'2") x 3.01m (9'11")
Bedroom 4	3.73m (12'3") x 2.56m (8'5")
WC	1.86m (6'1") x 1.68m (5'6")
Bathroom	2.59m (8'5") x 2.75m (9')

A delightful property, perfect for any growing family. This house comprises of a Master Bedroom with En-suite and three spacious double Bedrooms. There is a large Lounge and a Dining Room or Study. The Kitchen/Family room backs onto the Garden and there is an opportunity to add a Sunroom to this property.

**House Floor Area** - 160m<sup>2</sup>

**Garage Floor Area** - 16.8m<sup>2</sup>



## JEDBURGH

### FOUR BEDROOM BUNGALOW (WITH STUDY) INCLUDING INTEGRAL DOUBLE GARAGE

Lounge	6.12m (20'1") x 4.54m (14'11")
Kitchen	8.41m (27'7") x 3.47m (11'5")
Family/Dining Area	4.43m (14'6") x 2.94m (9'9")
Utility Room	2.98m (9'9") x 2.67m (8'9")
Study	2.80m (9'2") x 2.74m (9')
Bedroom 1	3.80m (12'5") x 3.47m (11'5")
En-suite	2.63m (8'7") x 1.84m (6'1")
Bedroom 2	3.97m (13') x 3.10m (10'2")
Bedroom 3	3.17m (10'5") x 3.50m (11'6")
Bedroom 4	3.12m (10'3") x 2.41m (7'11")
Bathroom	3.22m (10'7") x 2.68m (8'9")
Garage	5.86m (19'3") x 5.36m (17'7")

Designed for the modern family. This property has a large Lounge and an impressive Kitchen/Diner/Family Room with a Utility Room which adjoins the Garage. There is a Study and ample storage throughout the house including a linen cupboard and a Cloakroom. The Master Bedroom has an En-suite and walk in wardrobe. All of the Bedrooms have fitted wardrobes.

**House Floor Area** - 185m<sup>2</sup>

**Garage Floor Area** - 31.5m<sup>2</sup>



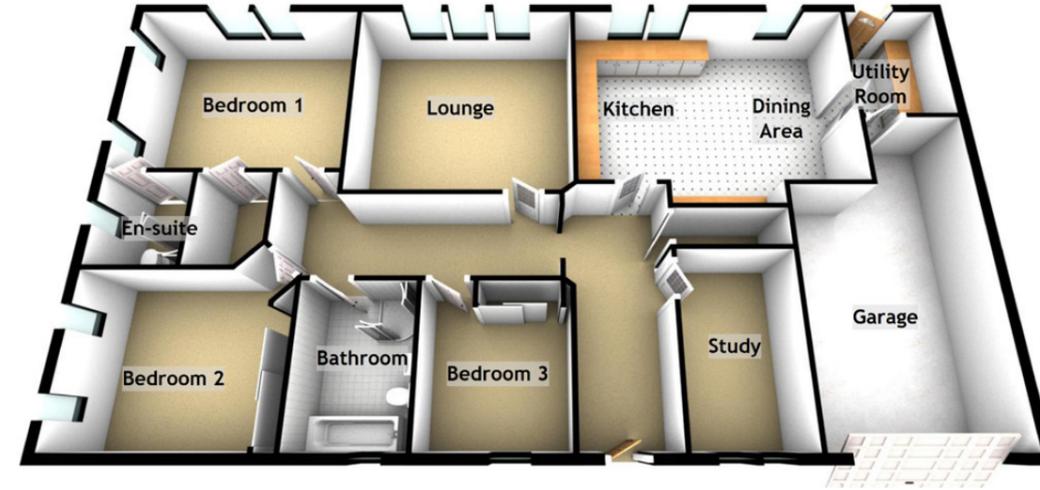
# CRAIGTOUN

## THREE BEDROOM BUNGALOW (WITH STUDY) INCLUDING INTEGRAL GARAGE

Lounge	4.42m (14'6") x 4.13m (13'7")
Kitchen/Dining Area	5.64m (18'6") x 3.92m (12'10")
Utility Room	2.45m (8') x 1.87m (6'2")
Study	3.60m (11'10") x 2.17m (7'1")
Bedroom 1	4.54m (14'11") x 3.67m (12')
En-suite	1.87m (6'2") x 1.72m (5'8")
Bedroom 2	3.53m (11'7") x 3.23m (11'7")
Bedroom 3	2.77m (9'1") x 2.70m (8'10")
Bathroom	3.37m (11'1") x 2.10m (6'11")
Garage	6.39m (21') x 3.56m (11'8")

This spacious family home boasts a particularly versatile open-plan Kitchen/Dining, a rear-aspect Lounge, and a large Garage. The list of features includes a high-specification Master En-suite and Family Bathroom with separate shower cubicle, plus the utility room gives direct access to both the Garden and the Garage. There's also ample storage throughout the house, including a walk-in wardrobe to the Master Bedroom, and built-in wardrobes to the other Bedrooms.

**House Floor Area** - 131m<sup>2</sup>  
**Garage Floor Area** - 20m<sup>2</sup>



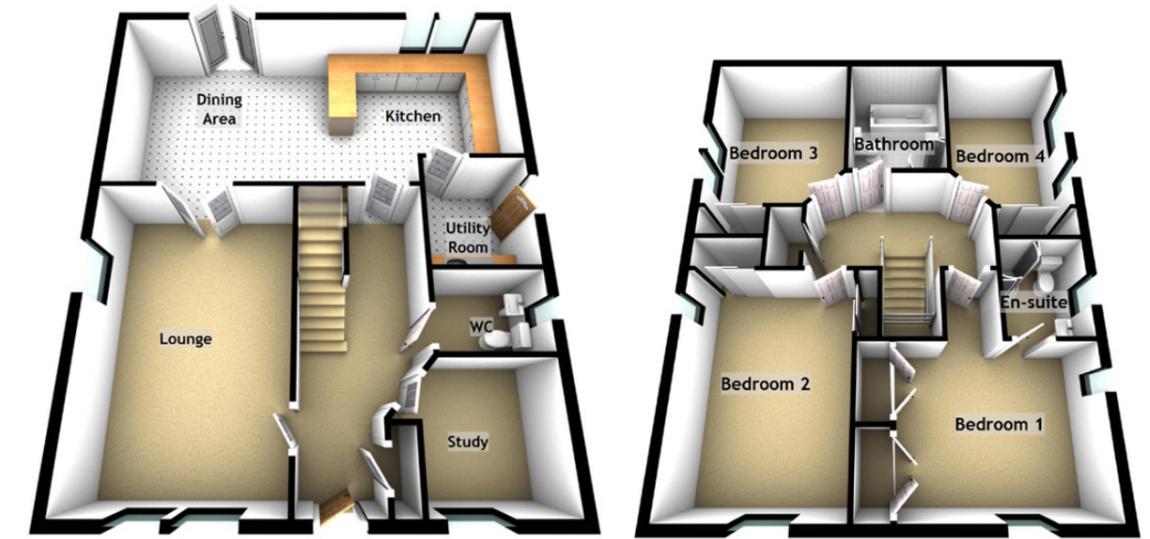
# ROYAL GLAMIS

## FOUR BEDROOM DETACHED ( WITH STUDY) INCLUDING GARAGE

Lounge	5.53m (18'2") x 3.54m (11'7")
Kitchen/Dining Area	7.77m (25'6") x 3.87m (12'8")
Utility Room	2.14m (7') x 1.91m (6'3")
Study	2.37m (7'9") x 2.04m (6'8")
Bedroom 1	3.77m (12'4") x 2.99m (9'10")
En-suite	1.98m (6'6") x 1.69m (5'7")
Bedroom 2	4.43m (14'6") x 3.17m (10'5")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Bedroom 4	3.63m (11'11") x 2.47m (8'1")
WC	1.91m (6'3") x 1.42m (4'8")
Bathroom	2.78m (9'1") x 2.07m (6'9")

This spacious four Bedroom Family home benefits from a large Lounge and an open plan Kitchen/Dining Area with Utility Room. There is a sizeable Study or Playroom. The Family Bathroom incorporates a separate shower cubicle and the Master Bedroom has double wardrobes and modern En-Suite.

**House Floor Area** - 149m<sup>2</sup>  
**Garage Floor Area** - 16.8m<sup>2</sup>



## STEWART

### THREE BEDROOM DETACHED BUNGALOW INCLUDING CAR PORT

Lounge	4.14m (13'7") x 3.73m (12'3")
Kitchen	5.03m (16'6") x 3.37m (11'1")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
En-suite	2.03m (6'8") x 1.73m (5'8")
Bedroom 2	3.37m (11'1") x 2.97m (9'9")
Bedroom 3	3.37m (11'1") x 2.60m (8'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")

This three Bedroom home comprises of a large Lounge and a practical open plan Kitchen/Diner giving access to the Garden. The Bathroom incorporates a separate shower cubicle and the Master Bedroom has an En-suite bathroom. This property benefits from a Carport.

**House Floor Area** - 89.5m<sup>2</sup>



## METHVEN

### THREE BEDROOM DETACHED ( WITH STUDY) INCLUDING GARAGE

Lounge	5.53m (18'2") x 3.54m (11'7")
Kitchen/Dining Area	7.77m (25'6") x 3.87m (12'8")
Utility Room	2.14m (7') x 1.91m (6'3")
Study	2.37m (7'9") x 2.04m (6'8")
Bedroom 1	3.43m (11'3") x 3.54m (11'3")
En-suite	2.37m (7'9") x 1.92m (6'4")
Dressing Room	2.37m (7'9") x 1.28m (4'2")
Bedroom 2	3.43m (11'3") x 2.92m (9'7")
Bedroom 3	3.63m (11'11") x 2.59m (8'6")
Bathroom	2.30m (7'7") x 1.92m (6'4")
WC	1.91m (6'3") x 1.42m (4'8")

The Methven offers extremely flexible well-appointed accommodation. The vestibule leads into the Lounge which is connected by double doors to a spacious open plan Kitchen/Dining room with French doors into the Garden. The Methven boasts three large double Bedrooms all with fitted wardrobes. The Master Bedroom has an En-suite shower room and Dressing Area.

**House Floor Area** - 130m<sup>2</sup>



# WALLACE

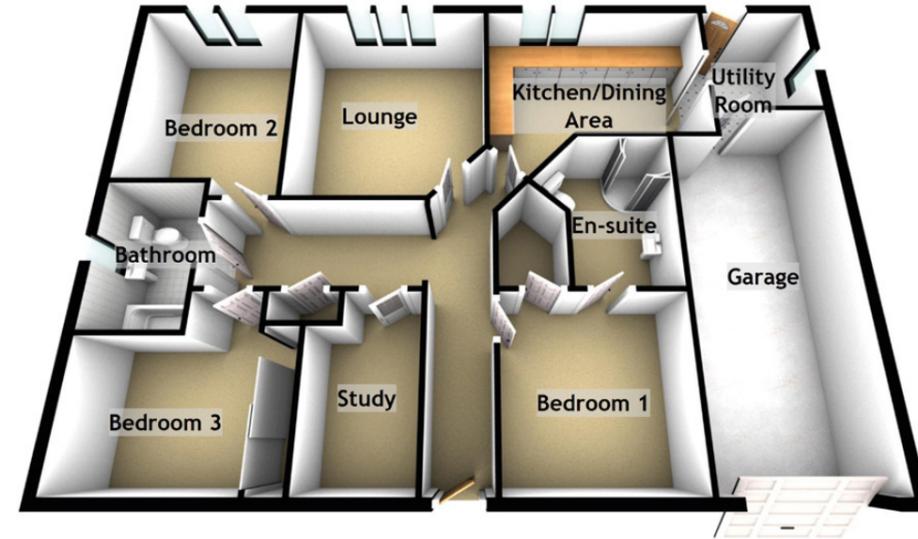
## THREE BEDROOM BUNGALOW (WITH STUDY) INCLUDING INTEGRAL GARAGE

Lounge	4.00m (13'1") x 3.57m (11'9")
Kitchen/Dining Area	4.13m (13'7") x 2.97m (9'9")
Utility Room	2.15m (7'1") x 1.97m (6'6")
Study	2.83m (9'4") x 1.86m (6'1")
Bedroom 1	3.17m (10'5") x 3.10m (10'2")
En-suite	2.63m (8'8") x 2.29m (7'6")
Bedroom 2	3.20m (10'6") x 2.88m (9'5")
Bedroom 3	2.97m (9'9") x 2.97m (9'9")
Bathroom	2.25m (7'5") x 1.80m (5'11")
Garage	6.69m (21'11") x 2.87m (9'5")

Designed for the lifestyle of the modern family, this home features a rear-aspect Lounge which looks onto the Garden Area, as does the open-plan Kitchen/ Dining area. An integral Garage and a study have also been incorporated in addition to the three Bedrooms, the Master of which has a walk-in wardrobe and En-suite facilities featuring the same stylish, contemporary fittings as the Family Bathroom. Other practical aspects have been considered too, with the inclusion of built-in wardrobes to every Bedroom, and a Utility Room which has a door giving direct access to both the Garage and the Garden.

**House Floor Area** - 100m<sup>2</sup>

**Garage Floor Area** - 18.4m<sup>2</sup>



# SPECIFICATIONS

## Kitchen

- Personal Choice of High Quality German Kitchen
- Kitchen Appliances to include; Chimney Hood, Four Ring Induction Hob, Integrated Dishwasher, Fridge/ Freezer, Oven and Microwave.
- Chrome Down-Lighters

## Bathroom

- Designer Sanitaryware
- Shower with Handset (where separate cubicle)
- Half Tiled Walls
- Fully Tiled Floor
- Chrome Down-Lighters
- Fitted Mirror
- Chrome Ladder Towel Rail

## En-suite

- Designer Sanitaryware
- Shower head with Handset
- Half Tiled Walls
- Fully Tiled Floor
- Chrome Down-Lighters
- Fitted Mirror

## WC

- Designer Sanitaryware
- Half Tiled Walls
- Fully Tiled Floor
- Fitted Mirror

## Internal

- Energy Efficiency Rating - B
- TV sockets in Lounge, Kitchen, Family Room and all Bedrooms
- Two phone points in Lounge, one in meter cupboard (for wireless router)
- Light pendant to Attic
- Central-heating system, complete with Thermostatically Controlled Radiators
- Coving to all Public rooms and Hallways
- Contemporary chrome split-finish (polished and brushed) door handles
- White skirtings and facings
- Solid white/oak stair balustrades
- Oak-veneered panelled doors throughout
- Sockets and lighting to integral Garage (where applicable)
- Contemporary sliding doors to all built-in wardrobes

## External

- Triple Glazed, High Performance, uPVC Windows with multi point locking
- Turf to Front Garden
- Topsoil to Back Garden
- Fencing to boundary
- Monoblock Drive
- Outside Water Tap
- Paving Slabs to path
- Solar Panels

## Security

- Alarm system with keypads and PIR Sensors
- Mains-wired smoke detectors

# CASTLEGAIT

GLAMIS

*The Country Side of Living*

## F J E HOMES LTD

TELEPHONE: 01382 622000

EMAIL: glamissales@outlook.com

SALES OFFICE OPEN: Sat & Sun 12pm till 5pm



checkmate.uk.com

## McEwan Fraser Legal

Solicitors & Estate Agents

VIEWING - By appointment telephone selling agent

0131 524 9797

Mon to Fri: 8am - MIDNIGHT

SAT TO SUN: 9AM - 10PM

### PART EXCHANGE

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The village of Glamis is a perfect commuting base for Perth, Dundee, Aberdeen or Edinburgh. There are railway stations at Perth and at Dundee, and whilst Edinburgh and Aberdeen airports are not far away, Dundee Airport has the advantage of a regular service to London City.

### DISTANCE

Forfar -	6 miles
Dundee -	12 miles
Perth -	33 miles
St Andrews -	25 miles
Edinburgh -	72 miles
Aberdeen -	57 miles
Rosyth -	60 miles

### AIRPORTS

Dundee -	15 miles
Edinburgh -	69 miles
Aberdeen -	62 miles

### TRAINS

Dundee Train Station -	13 miles
Perth Train Station -	33 miles

### GOLF COURSES

Carnoustie -	23 miles
Murrayshall -	22 miles
Blairgowrie - Rosemount -	16 miles
St Andrews -	23 miles
Gleneagles -	50 miles
Scotsraig -	16 miles
Kingsbarns -	32 miles
Panmure Golf Club -	20 miles

