



McEwan Fraser Legal

Solicitors & Estate Agents

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Burnbrae

CLOCKSBRIGGS, FORFAR, ANGUS, DD8 2TA



BURNBRAE is located in a beautiful rural location, only a few minutes drive from Forfar and boasts outstanding open views over surrounding countryside and the local burn and brae. Forfar offers a range of local amenities including shops and schools. Leisure facilities are nearby and shing is available only a few minutes drive at Rescobie Loch. Rural lifestyle living with country walks on your doorstep, plenty of wildlife to gaze at including deer and birds.

Forfar is located less than three kilometres away and offers local amenities including Forfar Academy, the secondary school for the area and three primary schools. Forfar is known as a market town and offers a great selection of goods from the local farmers including the famous Bridie. The local golf course offers a challenging but enjoyable round of golf for all levels. Major supermarkets are within a short drive and Forfar is only eleven miles away from Dundee with its hustle and bustle.



LOUNGE



PART EXCHANGE AVAILABLE

Burnbrae is in very good decorative order and offers generous, versatile accommodation throughout, comprising of lounge with picture window with feature fireplace, separate dining room, bright breakfasting kitchen/family room with dual aspect windows and patio doors to the sunny patio, separate utility room with access to the garden.

There are four double bedrooms all with fitted double and triple wardrobes and the master bedroom has its own en-suite.

Features include hardwood doors and surrounds, French doors to patio, quality flooring, fitted wardrobes, kitchen with integral appliances, large utility room, four-piece bathroom suite and en-suite shower room leading from the master bedroom. There is ample cupboard space to be found throughout the property and the loft which is partially floored accessed via a Ramsay ladder with light and power sockets.

To the rear we have a summer house with power, lighting and switch which lights the whole of the garden when dark, stand-alone large single

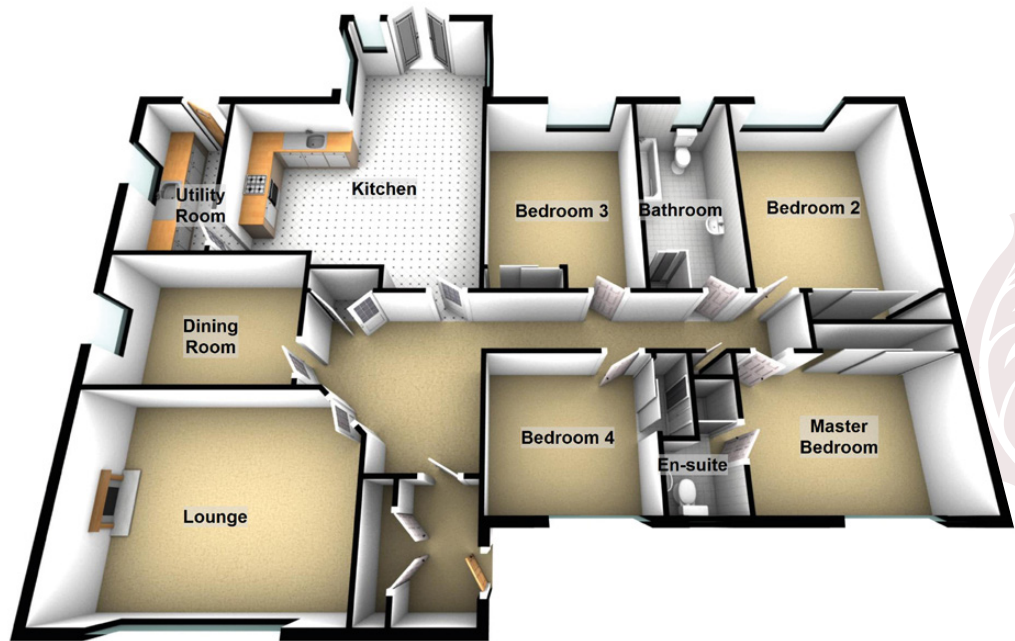
garage with electric door, light, power sockets and water. The garden is a good sized but manageable plot backing onto woodland with the burn running in the background down into a valley away from the property. There is a gate from the garden straight into the woods which leads to the old railway line. Great for children playing and walking.

In front of the house there is a grassy area with decorative flowering trees and fruit trees to the front and side. There is also car parking for up to four cars.

In addition, the property benefits from oil-fired central heating, and double glazing throughout and there is a clever bio-system septic tank with soak away, which deals with the drainage.

DINING

HALL & UTILITY



FLOOR PLAN DIMENSIONS PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	5.15m (16'11") x 3.91m (12'10")
Kitchen	6.54m (21'5") x 5.31m (17'5")
Dining Room	3.80m (12'6") x 2.60m (8'6")
Master Bedroom	4.15m (13'7") x 2.88m (9'5")
En-suite	2.30m (7'7") x 1.37m (4'6")
Bedroom 2	4.27m (14') x 3.62m (11'10")
Bedroom 3	3.46m (11'4") x 3.10m (10'2")
Bedroom 4	3.10m (10'2") x 2.88m (9'5")
Bathroom	4.27m (14') x 1.91m (6'3")
Utility Room	3.48m (11'5") x 1.78m (5'10")

Gross internal floor area (m²) - 148 m²

EPC Rating - D

Extras
(Included in the sale)

All fitted carpets and floor coverings, window blinds, electric hob, oven, cooker hood, fridge, freezer and summer house.

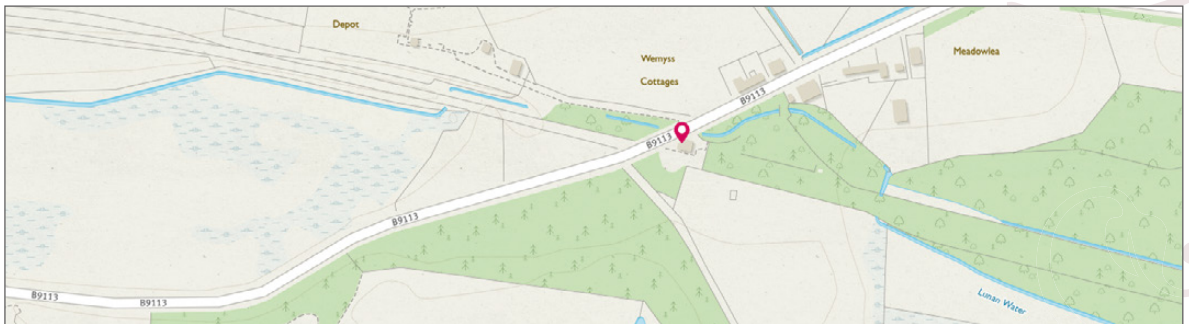


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Part
Exchange
Available

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Professional photography
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