




McEwan Fraser Legal

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Capelrig Cottage

CARESTON, NEAR BRECHIN, DD9 6SA

“... AN IMPRESSIVE COUNTRY COTTAGE, SET IN A SMALL HAMLET...”



Brechin 'Mechanics Institute', Brechin Cathedral & Round Tower, Town Centre and Visitor Centre

CARESTON, NORTH BRECHIN

Capelrig Cottage in Careston is an impressive country cottage, set in a small Hamlet with a handful of properties and within easy access for commuters to Aberdeen and Dundee, just off the A90. Situated not too far away from the beautiful conservation village of Edzell, this property has a unique feel with much to offer a short distance away. Primary/Nursery school, the new Brechin High School and Community

Campus, Jock Neish Scout Centre, local Brownie group at the church hall, a play park and football pitch make this a very family friendly area with a great community feel. The house itself has commanding views over the surrounding countryside and a short drive to the river South Esk, one of Scotland's premier salmon rivers, flows through the village. For keen golfers, fishers, walkers and mountain bikers this outstanding family home is truly situated in a beautiful location.

CAPELRIG COTTAGE

Part Exchange available. We are delighted to offer onto the open market this beautiful cottage which was once two cottages before being skillfully converted them into one grand cottage.

The setting is truly delightful with fields surrounding the cottage, and the grounds are more than 1.25 acres of woodland, lawned grass and a small burn running to the rear. The garden is allocated into different plots with a kid's friendly area with space for trampoline and swings. A drying area and lawned grassed area to the rear with a bridge over the burn leading to the fields behind. The garden then turns around the cottage into a further lawned area with Treehouse, fruits trees and drying area.

On top of the mound behind the property, steps take you to a summer house often used by guests or kids when staying. A driveway to one side gives access to the double garage with up and over metal door, light and power. To the other side is a shingled driveway offering numerous vehicles with off street parking and access to the rear of the property.



LOUNGES

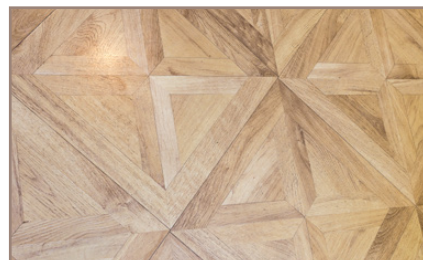
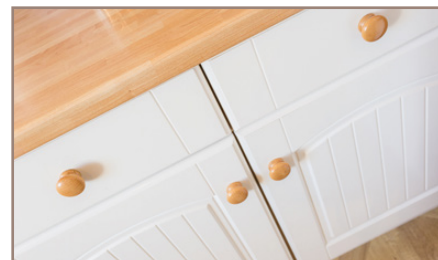
The cottage was formally two cottages and was skillfully converted into one large property some years ago. The cottage offers a versatile layout with two entrances into the cottage from both the front door and through the utility. The owners use both entrances at present depending whether your parking the garage or driveway to the other side. Through the front door into the hallway with access to bedrooms four and five, one with built-in wardrobes and enjoying either front or rear aspect double glazed windows. One of the three-piece bathroom suites is entered from here finished in a white suite with tiled flooring.

The second lounge is found to the left and is a generous size with a front aspect. A beautifully decorative fireplace with open fire is the main focal point with double glazed door leading into the dining room or family room. This is a very spacious and light room with large patio windows giving views over the garden and fields behind.



“...FORMALLY TWO COTTAGES AND WAS SKILLFULLY CONVERTED INTO ONE LARGE PROPERTY...”

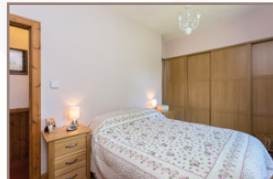




The kitchen/dining room is cleverly positioned and has the dining area to the side in effectively a second room with wooden flooring, access to the utility room and kitchen and with space for table and chairs. The kitchen is finished off in a 'Shaker' style with stainless steel sink unit with mixer

tap and drainer. Space for a large 'Range' cooker with extractor over and built in dishwasher. The utility room has further eye and base level cupboards with under counter space for washing machine and tumble dryer and upright fridge/ freezer. The room has a Velux style window for additional light and access to the garden through the side door.

KITCHEN
DINER
UTILITY



BEDS & BATHS

From the dining area you access the other part of the cottage which consists of three double bedrooms, the master bedroom has an en-suite two piece toilet and sink suite. Two of the bedrooms have fitted wardrobes offering hanging space and shelving. The main living room is a good shape and size and enjoys a dual front aspect, has the added benefit of a wood burner and decorative surround with quarry tiled flooring.

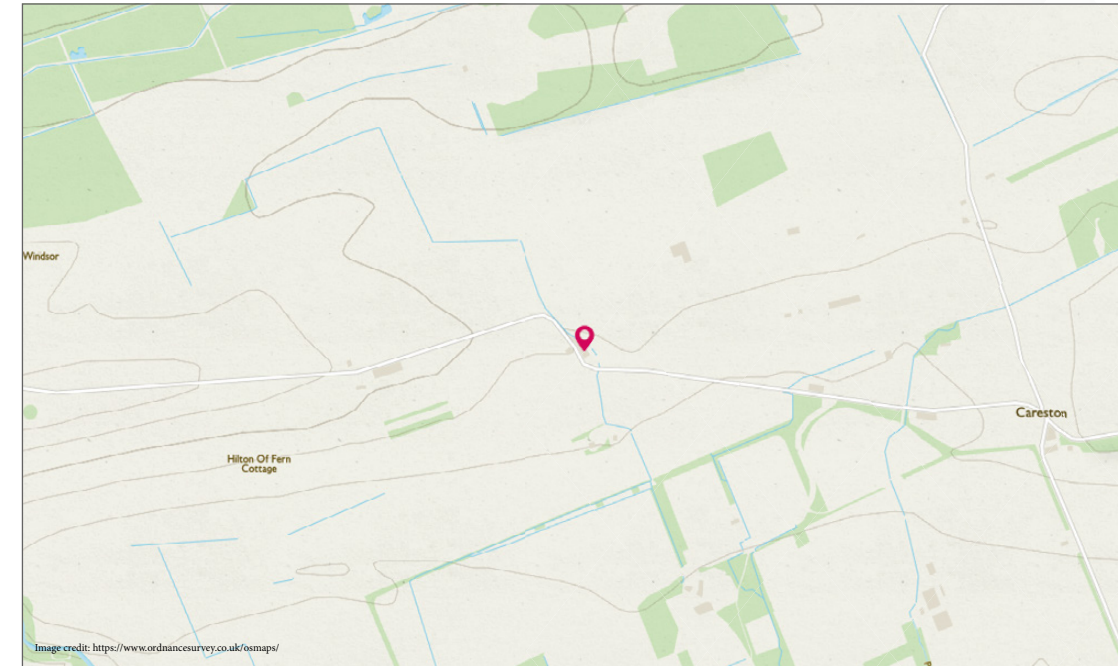
The beautifully presented four-piece bathroom suite enjoys a corner bath with separate double walk-in shower. Heated towel rail, toilet and sink complete this room with a rear aspect and tiled flooring and walls.



“...BEAUTIFULLY PRESENTED FOUR-PIECE BATHROOM SUITE...”



GARDEN & GROUNDS



PLANS DIMENSIONS MAP

Approximate Dimensions
(Taken from the widest point)

Lounge 1	6.00m (19'8") x 3.60m (11'10")
Lounge 2	4.60m (15'1") x 3.70m (12'2")
Kitchen	3.50m (11'6") x 2.50m (8'2")
Utility	2.80m (9'2") x 2.00m (6'7")
Dining Room	3.40m (11'2") x 2.70m (8'10")
Dining Room 2	5.60m (18'4") x 3.50m (11'6")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bedroom 4	3.40m (11'2") x 2.70m (8'10")
Bedroom 5	2.80m (9'2") x 2.70m (8'10")
Bathroom 1	2.80m (9'2") x 2.70m (8'10")
Bathroom 2	4.30m (14'1") x 2.70m (8'10")
Garage	2.74m (9'0") x 6.40m (20'9")

Gross internal floor area (m²) - 167m²

EPC Rating - F

Extras
(Included in the sale)

Carpets, blinds, floor coverings and wood burner are included in the sale. Any other items should be discussed directly with the client on the viewings.




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**Part
Exchange
Available**

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Text and description
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