




McEwan Fraser Legal

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26 Charleston Village

CHARLESTON, FORFAR, ANGUS, DD8 1UF

Forfar

ANGUS, DD8 1UF

Near the rolling hills and picturesque scenery of Angus, just three minutes from Glamis and 20 minutes from Dundee, lies the Hamlet of Charleston. With its mix of new, and long-term residents creating a very friendly, welcoming community. Volunteers maintain an extensive network of green paths in and around the village giving walkers and mountain bikers access to the varied natural pleasures of this delightful rural setting.

The village of Charleston came into being in the 1830s. At least 50 houses were then built, and the village was named Charleston after the proprietor of Rochelhill, Charles Henderson. In 1845, it was noted that the village of Charleston had 230 inhabitants, a number that was fast increasing. The occupants of the village were largely handloom weavers, working industriously in their cottages in addition to their normal working hours, weaving coarse brown linen, the yarn for which was spun in the mill at Glamis.

This is, quiet simply, a beautiful place to live. Charleston also has its own village hall. With stunning scenery and Glamis Castle on the doorstep, there will be plenty to keep you occupied.



26 Charleston Village

CHARLESTON, FORFAR, ANGUS, DD8 1UF

Located within the commuter village of Charleston, number 26 sits amid a mix of different property styles that are mainly of a private residential nature. All amenities can be found within easy reach of this popular commuter destination. This home will not disappoint.

Access is from the side of the property and into the vestibule. The lounge offers elegant proportions and dual aspect with patio doors to the garden. The room is carpeted and a blank canvass for you to stamp your own mark. The kitchen is a large open-plan room where families will gather to either eat or chat and there is a dining area and a family room. On the ground floor is also a guest cloakroom with toilet and wash hand basin.

A carpeted staircase rises to the upper floor with four bedrooms and the family bathroom. Bedrooms one, two and four have built-in wardrobes. The bathroom has a "country" look with a feature bath, wash hand basin and pedestal and toilet. There is also a shower enclosure and the floor is tiled.

Externally there is off road parking to the front for two cars. The garden to the back is enclosed with two levels offering a patio outside the patio doors and steps rising to a grassed area with shrubs.

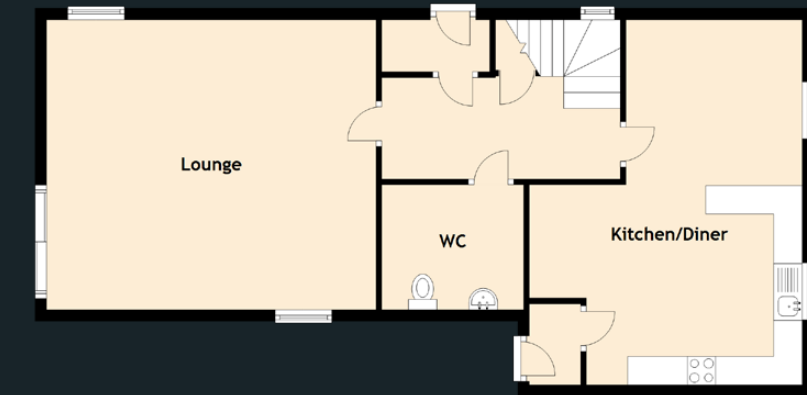
Excellent location and value for money in this immaculately presented home.





Specifications & Details

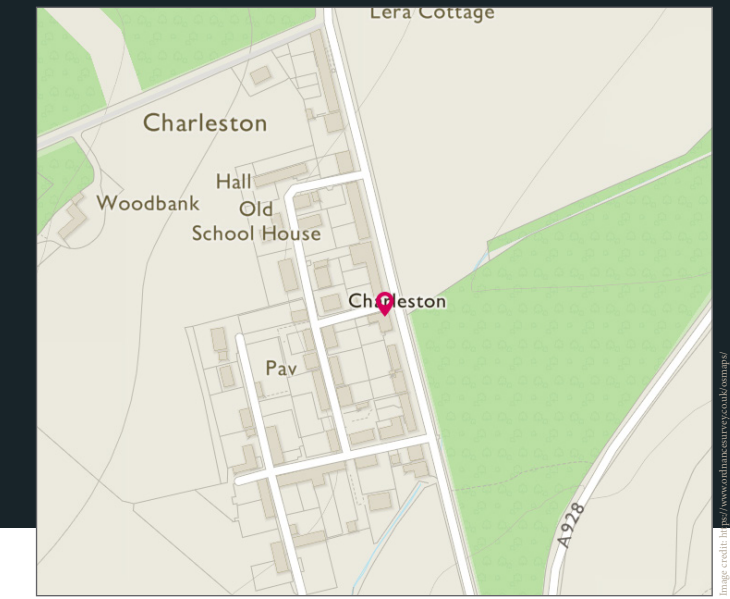
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 5.30m (17'5")
Kitchen/Diner	6.20m (20'4") x 4.80m (15'9")
Bedroom 1	4.30m (14'1") x 3.10m (10'2")
Bedroom 2	4.00m (13'2") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.50m (8'2")
Bedroom 4	2.50m (8'2") x 2.10m (6'11")
Bathroom	3.20m (10'6") x 2.50m (8'2")
WC	2.50m (8'2") x 2.20m (7'3")

Gross internal floor area (m²): 143m² | EPC Rating: E





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Part
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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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