



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Caldhame Lane**

BRECHIN, ANGUS, DD9 7JB



# Brechin

Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the South Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction.

Originally a Pictish area, the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which incorporates a playpark and nature trail. The Caledonian Railway is also an attraction, a steam locomotive runs during peak summer times between

the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose.

The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling is available in the area and in the centre, there is a range of diverse shopping opportunities and a public library. The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and within easy commuting distance of both Dundee and Aberdeen either location offering airport and rail travel.





## 3 Caldham Lane

McEwan Fraser Legal is delighted to introduce to the market this prestigious home of merit to its current owners.

Internally, the house unravels to reveal capacious living space with a natural flow that culminates in the kitchen. The lounge holds a handsome bay window with colonial-style internal shutters. The family room is a little haven to escape to with French doors to the patio and gardens. The kitchen is where the real magic enfolds and is a thing of beauty with no expense spared in the provision of gadgets including a “Grohe” tap that provides boiling water at the touch of a switch, a steam oven, warming drawer, microwave oven, main oven,



## Lounge



hob and extractor, dishwasher, integrated fridge and freezer, and a wine fridge. This kitchen looks as if it is straight out of a lifestyle magazine. There is even room for dining. A utility room is always a welcome addition to any house as is the guest cloakroom. The bedroom wing offers four bedrooms with the main bedroom benefitting from built-in wardrobes and an en-suite shower room. The family shower room is every bit as glamorous as the kitchen.

Externally a large drive will take several vehicles off-road and there is a double garage. The secluded back garden is laid mostly to lawn whilst the front has been landscaped with mature shrub beds.



Family Room



Kitchen





Bedrooms  
&  
En-Suite



Bedrooms

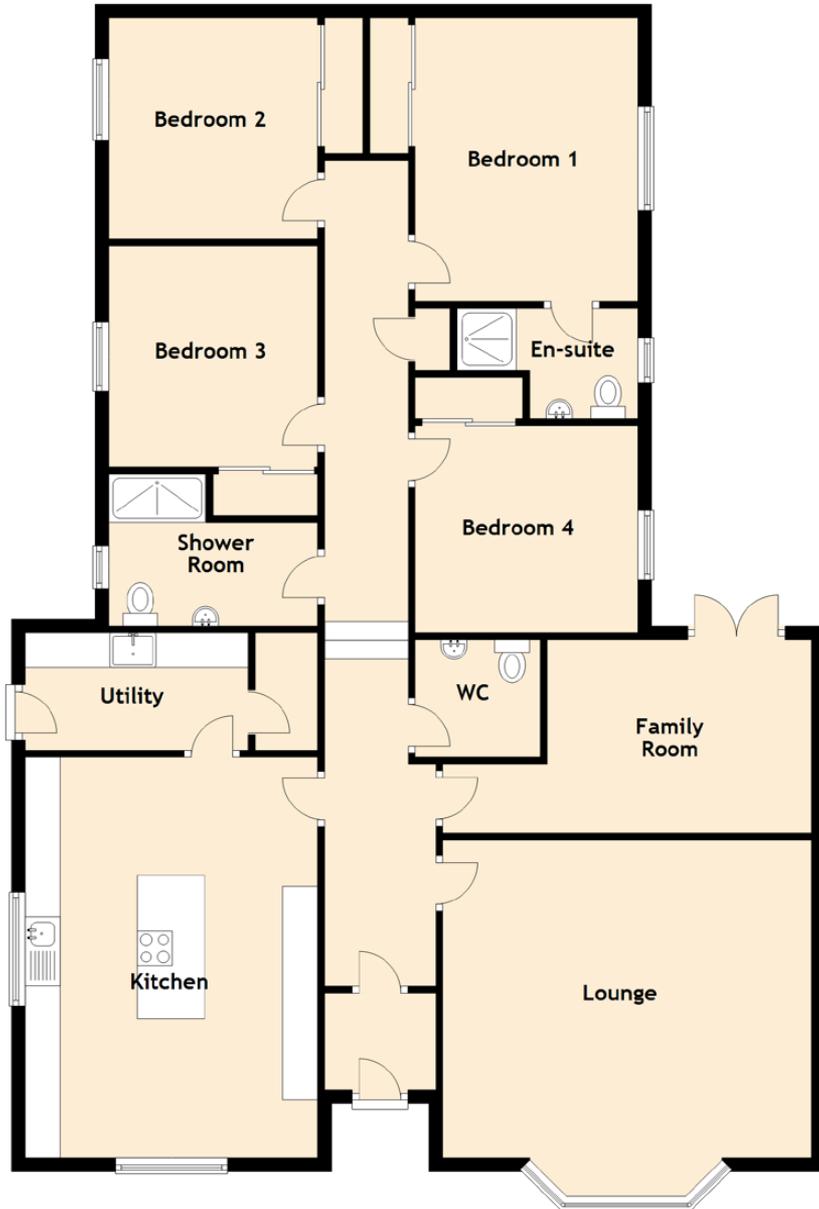




Bathroom



WC

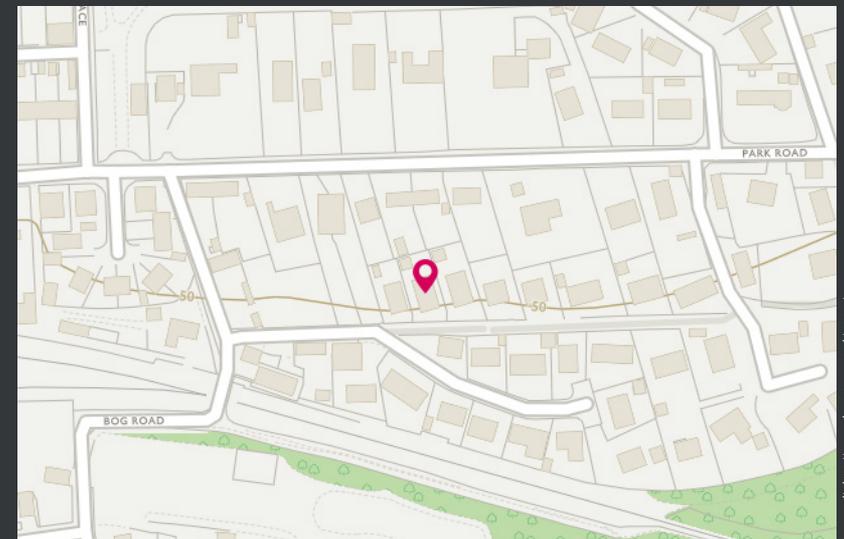


# Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.60m (15'1")
Family Room	5.30m (17'5") x 2.80m (9'2")
Kitchen	5.80m (19') x 4.20m (13'9")
Utility	3.20m (10'6") x 1.70m (5'7")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Bedroom 4	3.20m (10'6") x 3.00m (9'10")
Shower Room	3.00m (9'10") x 2.20m (7'3")
WC	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 154m<sup>2</sup> | EPC Rating: C





  
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