



  
**McEwan Fraser Legal**  
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**Learig**  
CHARLESTON, FORFAR, ANGUS, DD8 1UF



# THE LOCATION



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 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, quite 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.



“...THE VILLAGE OF CHARLESTON CAME INTO BEING IN THE 1830<sup>S</sup>...”



# LEARIG, CHARLESTON



Located within the commuter village of Charleston, Learig 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.

The bungalow is known as a Dorran Build and, whilst mortgageable, there are limited lenders so please do ask us if you have any questions. Many owners add a second 'skin' to the property. The land this bungalow sits on occupies an elevated and commanding view over the countryside to the hills.

Entrance is into the vestibule then into the dining kitchen. The kitchen

would benefit from modernization and offers spacious accommodation for family dining. The lounge has elegant proportions with a stone-built fire surround. There are three bedrooms and a recently replaced bathroom with a three-piece suite and shower cubicle. A conservatory adds to the charm.

Externally there is a carport, garage two sheds and two kennels with a small run for dogs. The soffits and rone's have been replaced recently with upvc. The setting is ideal and the possibilities are endless.



"...OCCUPIES AN ELEVATED AND COMMANDING VIEW OVER THE COUNTRYSIDE TO THE HILLS..."

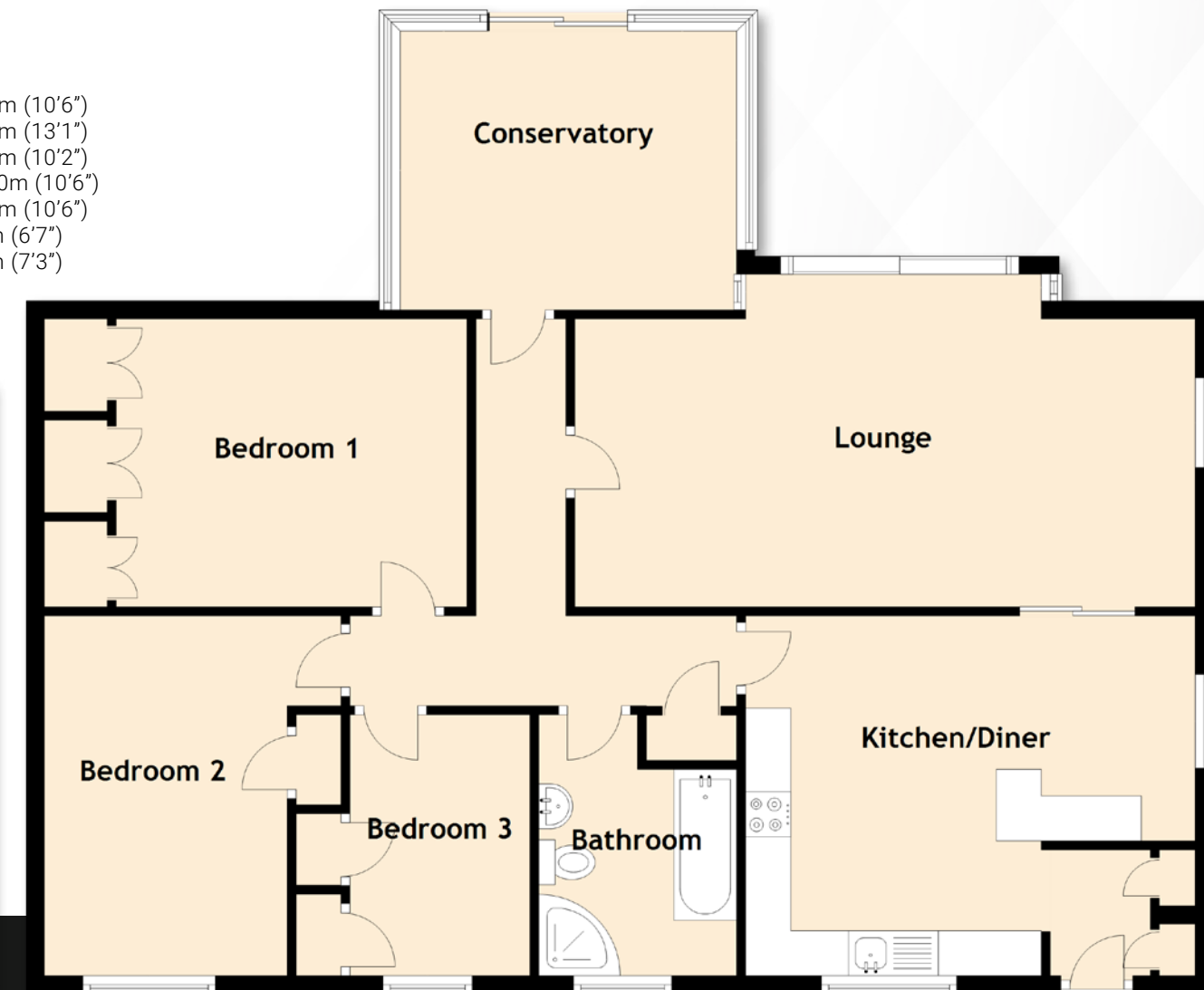




Approximate Dimensions  
(Taken from the widest point)

Lounge	6.90m (22'8") x 3.20m (10'6")
Kitchen/Diner	5.00m (16'5") x 4.00m (13'1")
Conservatory	3.70m (12'2") x 3.10m (10'2")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	2.90m (9'6") x 2.00m (6'7")
Bathroom	2.90m (9'6") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>  
EPC Rating: E



THE DETAILS



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